



Wednesday, May 13, 2026, 4:00 PM

COMMISSIONERS

- Joshua Alpine
Chair
(Special District)
- Anthony DeMattei
(County)
- Whitney Eklund
Vice Chair
(City)
- Judy Friedman
(Special District)
- Cindy Gustafson
(County)
- Susan Rohan
(Public)
- Stephanie
Youngblood
(City)

This meeting will be open to in-person and virtual attendance.
Commission members may attend the meeting in person or remotely.

Placer County Administrative Building – Board of Supervisors’
Chambers
175 Fulweiler Avenue Auburn, CA 95603

To attend remotely via Zoom:

Online: <https://placer-ca-gov.zoom.us/j/95142854847>

By telephone: +1 888 788 0099 (Toll Free) or 877 853 5247 (Toll Free)

Webinar ID: 951 4285 4847

ALTERNATE COMMISSIONERS

- David Bass
(City)
- Shanti Landon
(County)
- Cherri Spriggs
(Public)
- Scott Wilson
(Special District)

AGENDA

COUNSEL

Michael Walker
General Counsel

STAFF

Colette Santsche
Interim Executive Officer

Amanda Ross
Acting Assistant Executive Officer

Amy Engle
Commission Clerk/Analyst

1. CALL TO ORDER AND SALUTE TO THE FLAG
2. ROLL CALL
3. REPORTS FROM STAFF
 - A. **Results of Special District Election**
 - B. **Commissioner Terms Update**
4. CHANGES AND APPROVAL OF THE AGENDA
5. PUBLIC COMMENTS

This is an opportunity for the public to speak to the Commission on any subject within its jurisdiction that is not on today’s agenda. You *may* (but are not required to) submit a speaker card before the first speaker is called, and comments are limited to 3 minutes. Items from the public will be considered without discussion by the Commission and may be referred to staff.

6. CONSENT ITEMS

- A. **Minutes from the meeting of April 8, 2026**
- B. **Financial Report March 2026**

7. PUBLIC HEARING

- A. **Final Workplan and Budget for Fiscal Year 2026-2027 (Phase 1):** The Commission will review the refined Proposed Workplan and Budget for Fiscal Year 2026-27 before adopting the Final Workplan and Budget at the June 10, 2026 Commission meeting.

8. BUSINESS ITEMS

- A. **LAFCO Project No. 2026-01 Town of North Tahoe Incorporation— Process Overview:** The Executive Officer will provide an informational presentation regarding the proposed incorporation of the Town of North Tahoe.
- B. **Election of Chair and Vice-Chair:** The Commission will elect a Chair and Vice-Chair for the term of June 2026-May 2027.
- C. **Annual Appointment of Standing Committees:** The Commission will appoint three members to the Budget Committee and three members to the Personnel Committee for the 2026-2027 term.
- D. **Executive Officer’s Report:** The Executive Officer will provide a report on the status of various LAFCO projects including municipal service reviews and administrative items.

9. CLOSED SESSION ATTENDANCE

The Commission will determine whether the alternate commissioners have an “essential role to play” in the following closed session item and thus may attend the closed session.

10. CLOSED SESSION

PUBLIC EMPLOYMENT (Gov. Code § 54954.5(e))
Title: Executive Officer

11. COMMISSIONER COMMENTS

This is an opportunity for Commissioners to comment on issues not listed on the agenda, if the subject matter falls within the Commission’s jurisdiction. No discussion or action may take place unless the item is scheduled for a future meeting and approved by the majority of the Commission.

12. ADJOURNMENT

The next Commission meeting is scheduled for Wednesday, June 10, 2026, at 4:00 PM.

PUBLIC ACCESS AND PUBLIC COMMENTS INSTRUCTIONS

Materials related to an item on this agenda are available for public inspection at the LAFCO office, 110 Maple Street, Auburn, CA, during regular business hours and on LAFCO's website at <https://www.placerlafcoca.gov/>

LAFCO regular meetings are held in person and virtually. Meeting recordings are posted online within a week following the LAFCO meeting.

Members of the public may submit their comments in written form to the Commission via U.S. mail to Placer LAFCO's office or via email to lafco@placer.ca.gov. Please indicate the agenda item number, if any. If you want your comments read into the record, please indicate so in the subject line and limit the comments to no more than 500 words. For public hearings, the Chair will announce the opening and closing of the public hearing. The Chair will call for oral public comments. Please limit your comments to 3 minutes.

AMERICAN DISABILITY ACT COMPLIANCE

In compliance with the Americans with Disabilities Act, if you are a disabled person and need a disability-related modification or accommodation to participate in this meeting fully, please contact Amy Engle, Commission Clerk, at (530) 889-4602 or aengle@placer.ca.gov. Requests must be made as early as possible and at least two business days before the start of the meeting.

CAMPAIGN CONTRIBUTION DISCLOSURE

If you wish to participate in any proceeding involving a change of organization, reorganization, or other entitlement, you are prohibited from making a campaign contribution of more than \$500 to any Commissioner or Alternate Commissioner as described in Government Code section 84308. This prohibition begins on the date you begin to actively support or oppose an application pending before LAFCO and continues for 12 months after LAFCO renders a final decision. No Commissioner or Alternate Commissioner may solicit or accept a campaign contribution of more than \$500 from you or your agent during this period if the Commission or Alternate Commissioner knows or has reason to know that you will participate in the proceeding. If you or your agent have contributed more than \$500 to any Commissioner or Alternate Commissioner during the 12 months preceding the decision, that Commissioner or Alternate Commissioner must disqualify himself or herself from the proceeding. However, disqualification is not required if the Commissioner or Alternate Commissioner returns the campaign contribution within 30 days from the time the Commissioner or Alternate Commissioner makes any decision, or knows, or should have known, about the contribution and the proceeding, whichever comes last.



STAFF REPORT

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COUNSEL

Michael Walker
General Counsel

STAFF

Colette Santsche
*Interim Executive
Officer*

Amanda Ross
*Acting Assistant
Executive Officer*

Amy Engle
*Commission
Clerk/Analyst*

DATE: May 13, 2026
TO: Chair Alpine and members of the Commission
FROM: Amy Engle, Commission Clerk/Analyst
Colette Santsche, Interim Executive Officer
SUBJECT: 2026 Special District Election Results

SUMMARY

This report confirms the conclusion of the selection process for the regular Special District seat on the Placer LAFCO Commission for the 2026–2030 term.

BACKGROUND

Placer LAFCO's Commission includes Special District members who typically serve four-year terms. The regular Special District seat held by Judy Friedman was scheduled for recruitment for the upcoming term beginning in May 2026.

DISCUSSION

On February 10, 2026, a "Call for Nominations" was issued to the 37 Independent Special Districts. Nominations were received for Judy Friedman (Tahoe City Public Utility District), Jenny Knisley (Newcastle Rocklin Gold Hill Cemetery District), and Ross Hutchings (Placer County Mosquito Vector Control District). Ballots were distributed on March 20, 2026, and the election concluded on May 4, 2026, in accordance with Government Code Section 56332.

To ensure a valid election, a quorum of at least 19 of the eligible districts was required to participate. Placer LAFCO successfully met this requirement with 26 ballots received out of the 37 independent special districts. Judy Friedman received the most votes and has been re-elected to the regular Special District seat for a new four-year term running from May 2026 through May 2030.

STAFF RECOMMENDATION

Staff recommend the Commission receive and file this report.

ATTACHMENT

- A. Special District Election Results Certification Letter



Placer County Local Agency Formation Commission
110 Maple Street Auburn, CA 95603 | (530) 889-4097

May 4, 2026

COMMISSIONERS

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Acting Assistant
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Amy Engle
Commission
Clerk/Analyst

Subject: Placer LAFCO Special District Election Results

Dear Placer County Independent Special Districts,

The selection process for the Placer LAFCO regular Special District seat for the 2026–2030 term is now complete. Pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, we are pleased to certify the results of the election.

For a Special District election to be valid, a quorum of at least 19 of the 37 independent special districts must participate. Placer LAFCO received ballots from 26 districts, meeting the legal requirement for a valid election.

Following the conclusion of the selection process on May 4, 2026, Judy Friedman received the most votes and has been re-elected to the regular Special District seat. Her new four-year term will run from May 2026 through May 2030.

We appreciate the participation of all candidates and thank the voting districts for their engagement in this process to ensure representation on the Commission.

Sincerely,

Colette Santsche
Interim Executive Officer
LAFCO@placer.ca.gov



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Amy Engle
Commission
Clerk/Analyst

DATE: May 13, 2026

TO: Chair Alpine and members of the Commission

FROM: Amy Engle, Commission Clerk/Analyst
Colette Santsche, Interim Executive Officer

SUBJECT: Commissioner Terms Update

SUMMARY

The following information provides a status update on the membership of the Special District and City seats. This report follows the "Commissioner Terms Update and Selection Process Status" staff report presented at the March 11, 2026 LAFCO meeting.

BACKGROUND

Placer LAFCO's Commission consists of seven regular members and four alternates typically serving four-year terms. The seats scheduled for transition or recruitment in May 2026 included the Special District Member (Judy Friedman), the City Member (Sean Lomen, Colfax), and the Alternate City Member (Stephanie Youngblood, Loomis).

DISCUSSION

Special District Member Selection

The selection process for the regular Special District seat concluded on May 4, 2026. Commissioner Judy Friedman was re-elected to the regular Special District seat for a four-year term ending May 2030. Detailed election results are provided in a separate staff report for Item 3A.

City Member Rotation

The City Selection Committee met in January 2026 and utilized the regional rotation system to fill upcoming vacancies. Through this

process, Stephanie Youngblood (Loomis) transitioned from the Alternate seat to the regular voting seat previously held by Colfax for a term running through May 2030. Additionally, David Bass (Rocklin) has been seated in the Alternate City Member seat for a term ending May 2028.

STAFF RECOMMENDATION

Staff recommend the Commission receive and file this report.

ATTACHMENT

- A. Placer LAFCO Roster and Committee Assignments



Placer County Local Agency Formation Commission
110 Maple Street Auburn, CA 95603 | (530) 889-4097

LAFCO Roster and Committee Assignments¹

MEMBER	REPRESENTATIVE	COMMITTEE ASSIGNMENTS (2025-2026)	TERM EXPIRATION
Regular Commissioners			
Joshua Alpine (Chair)	Special District <i>Placer County Water Agency</i>	<ul style="list-style-type: none"> Personnel (Standing) EO Recruitment (Ad Hoc) 	05/2028
Whitney Eklund (Vice-Chair)	City <i>Lincoln</i>	<ul style="list-style-type: none"> Personnel (Standing) 	05/2028
Anthony DeMattei	County <i>District 3</i>	<ul style="list-style-type: none"> Personnel (Standing) 	Annual Appointment
Judy Friedman	Special District <i>Tahoe City Public Utility District</i>	<ul style="list-style-type: none"> Budget (Standing) 	05/2030
Cindy Gustafson	County <i>District 5</i>	<ul style="list-style-type: none"> Budget (Standing) EO Recruitment (Ad Hoc) 	Annual Appointment
Sean Lomen	City <i>Colfax</i>	<ul style="list-style-type: none"> Budget (Standing) 	Expired
Susan Rohan	Public Member <i>Public-at-Large</i>	<ul style="list-style-type: none"> Budget (Standing) Personnel (Standing) EO Recruitment (Ad Hoc) 	05/2027
Stephanie Youngblood	City <i>Loomis</i>		05/2030
Alternate Commissioners			
David Bass	City <i>Rocklin</i>		05/2028
Shanti Landon	County <i>District 2</i>		Annual Appointment

¹ Note: This roster reflects the current Commission membership as of May 13, 2026. Committee assignments shown are from the 2025-2026 cycle and are subject to change pending annual appointments.

Cherri Spriggs	Public Member <i>Public-at-Large</i>	• Personnel (Standing)	05/2027
Scott Wilson	Special District <i>Tahoe-Truckee Sanitation Agency</i>		05/2028
LAFCO Staff			
NAME	TITLE	AFFILIATION	
Colette Santsche	Interim Executive Officer	Planwest Partners, Inc.	
Amanda Ross	Acting Assistant Executive Officer	Southfork Consulting, LLC	
Amy Engle	Commission Clerk/Analyst	Placer LAFCO	
Michael Walker	Legal Counsel	Norman Dowler, LLP	



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Amanda Ross
Acting Assistant
Executive Officer

Amy Engle
Commission
Clerk/Analyst

MINUTES OF THE
LOCAL AGENCY FORMATION COMMISSION
OF PLACER COUNTY

Wednesday, April 8, 2026

PLACER COUNTY ADMINISTRATIVE BUILDING
BOARD OF SUPERVISORS' CHAMBERS
AND VIA REMOTE CALL-IN

175 Fulweiler Avenue
Auburn, CA 95603

1. CALL TO ORDER AND SALUTE TO THE FLAG

Chair Alpine opened the meeting and led a salute to the flag at 4:00 PM.

2. ROLL CALL

Present Commissioners: Joshua Alpine, Anthony DeMattei, Whitney Eklund, Judy Friedman, Cindy Gustafson, Sean Lomen, and Susan Rohan

Present Alternate Commissioners: Cherri Spriggs, and Stephanie Youngblood (arrived at 5:15 PM)

Absent: Alternate Commissioners Shanti Landon and Scott Wilson

Present Staff: Amy Engle, Commission Clerk/Analyst; Amanda Ross, Acting Assistant Executive Officer (remote); Colette Santsche, Interim Executive Officer (remote); and Michael Walker, Legal Counsel (remote)

3. REPORTS FROM STAFF

Meeting Schedule Revision for May 2026

Interim Executive Officer Colette Santsche provided an update regarding the May meeting schedule. Ms. Santsche orally rescinded the staff report recommendation to cancel the May 13,

2026, meeting and advised the Commission that the meeting would proceed as originally scheduled. Additionally, a Special Meeting remains tentatively scheduled for May 27, 2026, regarding Executive Officer recruitment.

The Commission received and filed the report.

4. CHANGES AND APPROVAL OF THE AGENDA

The Commission discussed several modifications to the agenda order and content:

- Items **8A** (Protest Hearing Results) and **8B** (Executive Officer Report) were moved to follow Item **6** (Consent).
- Items **7B** and **7C** were continued to the June 10, 2026, regular meeting.
- Items **9** (Closed Session Attendance) and **10** (Closed Session) were stricken from the agenda.

ACTION

Commissioner Gustafson motioned to approve the April 8, 2026, agenda as amended, seconded by Commissioner Friedman.

The motion passed unanimously. (7,0,0,0)

Yes: Alpine, DeMattei, Eklund, Friedman, Gustafson, Lomen, Rohan
No: None
Absent: None
Abstain: None

5. PUBLIC COMMENTS

The following speakers provided public comments.

- Ian Gow, Placer Hills Fire Chief
- Steve Teshara, Eastern Placer Futures

6. CONSENT ITEMS

A. Minutes from the meeting of March 11, 2026

B. Financial Report February 2026

C. Extension of Work Out Of Class Assignment for Commission Clerk

Chair Alpine invited Commissioner and Public Comments. Hearing none, the Chair called for a motion.

ACTION

Commissioner Friedman motioned to approve the April 8, 2026, Consent Items, seconded by Commissioner Lomen.

The motion passed unanimously. (7,0,0,0)

Yes: Alpine, DeMattei, Eklund, Friedman, Gustafson, Lomen, Rohan
No: None
Absent: None
Abstain: None

8. BUSINESS ITEMS

RESOLUTION 26-03

A. **LAFCO Project No. 2022-05: Reorganization of Placer Hills and Newcastle Fire Protection Districts – Protest Hearing Outcome.** The Commission will receive and confirm the March 25, 2026, protest hearing results.

Acting Assistant Executive Officer Amanda Ross presented the results of the March 25, 2026, protest hearing. Staff reported that the number of written protests filed was insufficient to terminate the reorganization or trigger an election.

Chair Alpine opened the floor for public comment.

- Jennifer Wight, Placer County resident, provided comments.

The Commission discussed the item.

ACTION

Commissioner Gustafson moved to adopt Resolution 26-03, confirming the results of the March 25, 2026, protest hearing for the Reorganization of Newcastle and Placer Hills Fire Protection Districts (LAFCO Project No. 2022-05), seconded by Commissioner Eklund.

The motion passed unanimously by roll call vote. (7,0,0,0)

Yes: Alpine, DeMattei, Eklund, Friedman, Gustafson, Lomen, Rohan
No: None
Absent: None
Abstain: None

B. Executive Officer's Report, including updates on the following projects: Town of North Tahoe Incorporation, South Placer Municipal Utility District 2891 Swetzer Road Annexation, Placer County Cemetery Districts MSR/SOI Update and Eastern Placer County Fire and EMS MSR Study.

Ms. Santsche presented an update to **LAFCO Project No. 2026-01 The Town of North Tahoe Incorporation.**

The Commission, staff, and legal counsel discussed the project and addressed specific inquiries.

Ms. Santsche then provided the Commission with a progress update to the ongoing municipal service reviews, staff recruitment, and MOU revision.

The Commission received and filed the report.

7. PUBLIC HEARING

A. **Proposed Budget and Workplan for Fiscal Year 2026-2027:** The Commission will consider adopting or adopting with modifications the Proposed Workplan and Budget for Fiscal Year 2026-27.

Ms. Ross presented the Proposed Workplan and Budget for Fiscal Year 2026-2027 to the Commission.

The Commission discussed the item with staff and legal counsel.

Chair Alpine opened the public hearing. There were no public comments, and the public hearing was closed.

An initial motion was made and subsequently withdrawn following Commission discussion.

ACTION

Commissioner Rohan motioned to approve the Proposed Budget with direction to staff to return at the May 13, 2026, meeting for Phase 1 (discussion and refinement) and the June 10, 2026, meeting for Phase 2 (final adoption), second by Commissioner Lomen.

The motion passed unanimously by roll call vote. (7,0,0,0)

Yes: Alpine, DeMattei, Eklund, Friedman, Gustafson, Lomen, Rohan
No: None
Absent: None
Abstain: None

B. LAFCO Policy Review and Update: The Commission will consider approving amendments to administrative policies 2.3, 2.6, 2.7 and 2.8.

Continued to the LAFCO meeting on June 10, 2026 at 4 PM.

C. Fee Schedule Update: The Commission will consider updating the Fee Schedule for FY 2026/27.

Continued to the LAFCO meeting on June 10, 2026 at 4 PM.

9. CLOSED SESSION ATTENDANCE

This item was removed from the agenda during the “Changes and Approval of the Agenda” portion of the meeting.

10. CLOSED SESSION

This item was removed from the agenda during the “Changes and Approval of the Agenda” portion of the meeting.

11. COMMISSIONER COMMENTS

Commissioner Gustafson and Chair Alpine provided comments.

12. ADJOURNMENT

The Commission adjourned at 5:22 PM.

The next Commission meeting is scheduled for Wednesday, May 13, 2026, at 4:00 PM.

A complete video recording of this meeting is posted to:
<https://www.placerlafcocga.gov/lafco-meetings>

Submitted by:

Amy Engle
Commission Clerk/Analyst

Company: CO100 County of Placer
 Budget Structure: Special District Budget - Detail Level
 Period: FY2026 - Mar
 Time Period: Current Period YTD
 Cost Center(s): CC72000 Local Agency Formation Commission
 Ignore Commitments: No
 Fund(s): FD30154 Local Agency Formation Commission
 Program: PG720000 Local Agency Formation Commission

Account Set	Budget	Commitments	Obligations	Actuals	Balance	Percentage of Budget
Total Revenue	(1,304,728.00)	0	0	(1,266,817.48)	(\$37,910.52)	97.09%
42010:Investment Income	(26,557.00)	0	0	(25,543.89)	(\$1,013.11)	96.19%
46360:Other Fees and Charges	(1,278,171.00)	0	0	(1,241,273.59)	(\$36,897.41)	97.11%
Total Expenses	1,304,728.00	0.00	182,900.69	137,525.15	\$984,302.16	24.56%
Total Capital Assets	0	0	0	0	0.00	0.00%
Total Expenses (Non Capital Assets)	1,304,728.00	0.00	182,900.69	137,525.15	\$984,302.16	24.56%
51010:Salaries and Wages	494,684.00	0	0	173,763.45	\$320,920.55	35.13%
51040:Overtime and Call Back	0	0	0	714.73	(\$714.73)	0.00%
51080:Accrued Compensated Leave	0	0	0	(56,906.00)	\$56,906.00	0.00%
51090:Cafeteria Plans (Non-PERS)	24,468.00	0	0	1,825.27	\$22,642.73	7.46%
51210:Retirement	166,413.00	0	0	47,604.21	\$118,808.79	28.61%
51220:Payroll Tax	34,889.00	0	0	10,331.33	\$24,557.67	29.61%
51240:Other Postemployment Benefits (OPEB)	4,079.00	0	0	1,073.55	\$3,005.45	26.32%
51270:PERS Pension Expense	0	0	0	(590,276.00)	\$590,276.00	0.00%
51280:OPEB Expense	4,078.00	0	0	46,966.00	(\$42,888.00)	1,151.69%
51290:401 (k) Employer Match	1,500.00	0	0	0	\$1,500.00	0.00%
51310:Employee Group Insurance	117,250.00	0	0	28,939.22	\$88,310.78	24.68%
51360:Workers Comp Insurance	2,633.00	0	0	335.66	\$2,297.34	12.75%
52040:Communication Services Expense	4,092.00	0	0	0	\$4,092.00	0.00%
52060:Janitorial Supplies	0	0.00	0.00	20.38	(\$20.38)	0.00%
52080:Insurance	4,532.00	0	0	4,754.00	(\$222.00)	104.90%
52240:Professional / Membership Dues	12,200.00	0	0	13,868.00	(\$1,668.00)	113.67%
52250:Services and Supplies	409.00	0	0	0	\$409.00	0.00%
52260:Misc Expense	0	0	0	217.44	(\$217.44)	0.00%
52320:Printing	2,626.00	0	0	831.87	\$1,794.13	31.68%
52330:Other Supplies	6,990.00	0.00	0.00	1,900.61	\$5,089.39	27.19%
52340:Postage	2,995.00	0	0	3,385.34	(\$390.34)	113.03%

Account Set	Budget	Commitments	Obligations	Actuals		Balance	Percentage of Budget
52360:Professional and Special Services - General	185,625.00	0	183,162.19	300,484.79		(\$298,021.98)	260.55%
52370:Professional and Special Services - Legal	48,400.00	0	(261.50)	40,193.73		\$8,467.77	82.50%
52390:Professional and Special Services - County	8,314.00	0	0	6,036.51		\$2,277.49	72.61%
52400:Professional and Special Services - Information Technology	20,445.00	0	0	20,371.05		\$73.95	99.64%
52450:Short-Term Rents and Leases - Buildings & Improvements	31,384.00	0	0	29,106.70		\$2,277.30	92.74%
52470:Employee Benefits Systems	2,448.00	0	0	2,764.44		(\$316.44)	112.93%
52480:PC Acquisition	8,980.00	0	0	0		\$8,980.00	0.00%
52510:Commissioner's Fees	33,470.00	0	0	17,550.00		\$15,920.00	52.44%
52570:Advertising	5,829.00	0	0	2,055.61		\$3,773.39	35.27%
52580:Special Department Expense	18,414.00	0	0	12,420.00		\$5,994.00	67.45%
52630:Project Costs	1,452.00	0	0	100.00		\$1,352.00	6.89%
52790:Transportation and Travel	11,083.00	0	0	10,533.76		\$549.24	95.04%
53170:Contingencies - Judgement and Damages	36,300.00	0	0	0		\$36,300.00	0.00%
53390:Cost Plan Allocation Exp (A-87)	8,746.00	0	0	6,559.50		\$2,186.50	75.00%
Facilities and Administration Cost Revenue and Expense	0	0	0	0		0.00	0.00%
42840:Facilities and Administration Cost Revenue	0	0	0	0		0.00	0.00%
52840:Facilities and Administrative Costs Expense	0	0	0	0		0.00	0.00%



Placer County Local Agency Formation Commission
110 Maple Street Auburn, CA 95603 | (530) 889-4097

**PUBLIC HEARING
STAFF REPORT
MAY 13, 2026**

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Amanda Ross
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Executive Officer

Amy Engle
Commission
Clerk/Analyst

TO: Chair Alpine and members of the Commission

FROM: Amanda Ross, Acting Assistant Executive Officer
Colette Santsche, Interim Executive Officer

SUBJECT: **Final Workplan and Budget for Fiscal Year 2026-2027 (Phase 1)**

SUMMARY

The Placer County Local Agency Formation Commission (LAFCO) will review and refine the Proposed Workplan for fiscal year (FY) 2026-27 and provide direction to staff with respect to any revisions to the proposed Final Budget for FY 2026-27 in preparation of adopting the Final Workplan and Budget at the June 10, 2026, Commission hearing.

BACKGROUND

State law requires LAFCO to adopt a proposed budget by May 1 and a final budget by June 15 each year, following public hearings. The adopted budget must be at least equal to the prior fiscal year's budget (unless the Commission finds that reduced staffing or program costs will nevertheless allow the Commission to fulfill the purposes and programs of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (CKH)). The Commission is also required to send the proposed and final budget to its local funding agencies. This item is presented in partial fulfillment of these statutory obligations.

Since September 2025, Placer LAFCO has maintained operations through a temporary contracted leadership structure. Planwest Partners, Inc. provides Interim Executive Officer services through Colette Santsche, while South Fork Consulting, LLC provides Acting Assistant Executive Officer services through Amanda Ross. Under this interim model, the agency currently has one full-time permanent employee, Amy Engle, who serves as the Commission Clerk and is currently serving in an out-of-class assignment, performing Analyst-level

responsibilities. This transition period underscores the importance of the Strategic Plan 2024-2028+, particularly the goal of establishing stable, long-term staffing and organizational capacity.

DISCUSSION AND ANALYSIS

At the April 8, 2026 hearing, the Placer LAFCO Commission adopted the Proposed Budget. Additionally, the Commission provided preliminary feedback regarding the Proposed Workplan and directed staff to return with recommended changes to discuss and refine the Proposed Workplan. The following revisions were made as summarized below and shown in Attachment A:

- The Alta Fire Protection District (FPD) and Foresthill Fire Protection District (FPD) individual municipal service reviews (MSRs) are proposed to be combined into a new MSR titled “Seven Agency Fire MSR Study Addendum.” This change as proposed would add an MSR analysis for Placer County Fire Department (County Service Area 28 fire services only), Alta FPD, Foresthill FPD, and the City of Auburn Fire Department in an addendum document to be attached to the existing seven agency fire MSR for the west slope of Placer County that currently includes the City of Lincoln Fire Department, former Newcastle FPD, Penryn FPD, Placer Hills FPD, City of Rocklin Fire Department, City of Roseville Fire Department, and South Placer FPD.
- The County Service Area 28 (CSA 28) MSR Study was amended to be a comprehensive service review of CSA 28 excluding the Placer County Fire Department and related zones of benefit.
- A status was added to the current MSR/SOI and application projects narrative section to inform the Commission of the status of each project in an easier to read format.
- Additional information was added to applications under the Workplan Table format to inform of the status of applications.

Due to overlapping budget development cycles, County service charges are estimates that may fluctuate until finalized during the County’s final budget adoption in June. Updated charge table cost estimates from the County are included as of May 1, 2026, and reflect an estimated increase of \$6,956.00, summarized in Attachment A below

Ledger	Proposed Budget	Updated Cost	Variance
52080 Insurance	\$4,243.00	\$4,244.00	\$1.00
52320 Printing	\$5,957.00	\$5,288.00	\$(669.00)
52330 Other Supplies	\$255.00	\$257.00	\$2.00
52340 Postage	\$3,404.00	\$3,416.00	\$12.00
52400 Professional and Special Services – Information Technology	\$45,532.00	\$53,751.00	\$8,219.00
52470 Employee Benefits Systems	\$6,572.00	\$5,798.00	\$(774.00)

53390 Cost Allocation Plan (A-87)	\$27,393.00	\$27,553.00	\$165.00
Total	\$93,356.00	\$100,307.00	\$6,956.00

Of the \$8,219 increase in IT services, staff included \$8,064.00 to cover IT support for Commission meetings assuming 14 meetings for the 2026/2027 fiscal year, or 12 regular meetings and two special meetings.

In addition to the charge table cost estimates above, County service requests may be made directly to the County and are billed based on agreed upon rates and/or at actual cost.

STAFF RECOMMENDATION

Staff recommends that the Commission provide staff with direction regarding any items in the Proposed Workplan and proposed Final Budget, and direct staff to return at the June 10, 2026, meeting for the Commission’s adoption of the Final Workplan and Budget for FY 2026-27 (Phase 2).

PROCEDURES

This item is on the Commission’s agenda for action as a noticed public hearing under CKH. The following procedures, accordingly, are recommended for the Commission’s consideration:

- 1) Receive an oral report from the Acting Assistant Executive Officer.
- 2) Open the hearing and invite comments from the public.
- 3) Consider the Proposed Workplan and proposed Final Budget.
- 4) Direct staff to make any revisions to the Proposed Workplan and proposed Final Budget and return at the June 10, 2026 meeting for the Commission’s adoption of the Final Workplan and Budget for FY 2026-27 (Phase 2).

ATTACHMENTS

A – Modified Proposed Workplan and Proposed Final Budget Report for Fiscal Year 2026-2027, submitted May 13, 2026, with Tracked-Changes



Modified Proposed Workplan & Proposed Final Budget 2026-2027

(with tracked changes)

Submitted May 13, 2026

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1 LAFCO 2025-2026 Achievements

Since the adoption of the 2025-2026 Workplan, LAFCO has successfully completed various project applications, spheres of influence updates, and other administrative tasks. This section highlights the significant achievements of Placer LAFCO from July 1, 2025, to April 8, 2026.



Administrative

- Adopted the Placer LAFCO Policy Manual
- FY 2022/2023 and FY 2023/2024 LAFCO Audit
- Update of LAFCO Forms
- Launched the LAFCO website

Service Review Studies and Sphere of Influence Updates

- Newcastle Fire Protection District- Sphere of Influence Update
- Placer Hills Fire Protection District - Service Review Study

Reorganization Projects

- City of Auburn and Lincoln Way Out of Agency Service Agreement
- City of Lincoln SUD-B-NEQ Remnant Parcel Annexation
- Placer Hills and Newcastle Fire Protection Districts Reorganization

Placer LAFCO and its local civic partners worked together during a time of transition for LAFCO over the past year. The resignation of the Executive Officer required the Commission to rely heavily on consultant and interim support for day-to-day LAFCO operations through most of the year. LAFCO staff and consultants worked in close partnership to follow the workplan, with a focus shifted towards completing administrative projects and applications. Municipal Service Reviews and Sphere of Influence Updates progress was slowed; however, it is anticipated for some of these projects to be at or near completion by the start of the 2026-2027 Workplan. The proposed 2026-2027 Workplan continues many of the same projects and anticipates the incoming Executive Officer will use this year to transition focus towards hiring staff and becoming familiar with Placer LAFCO and its local civic partners.

2 2026-2027 Proposed Workplan

This section provides a comprehensive overview of new projects proposed for the 2026-2027 Workplan, as well as key projects and initiatives carried over from the 2025-2026 Workplan. Many items from the previous Workplan are nearing completion, and that progress is reflected below. Each project has been evaluated for alignment with the Commission’s strategic goals and the operational needs of Placer LAFCO, including potential impacts on staffing and budget. The proposed Workplan reflects projects currently known to LAFCO staff and is intended to remain flexible and responsive to new projects and priorities that may emerge during the year. As LAFCO processes project applications and conducts studies in response to requests from member agencies and as part of the service review cycle, additional projects may arise during the year that are not currently reflected in the Proposed Workplan.

Service Reviews and Sphere of Influence Updates

The time required for LAFCO to prepare studies for a service review or sphere of influence update can vary significantly based on several factors. While this is not an exhaustive list, factors may include, but are not limited to, the following:

- **Scope of the review:** Reviews focused on a single agency or service typically require less time than those covering multiple agencies, broader geographic areas, or multiple service types. However, regional or service-specific reviews can provide a more comprehensive evaluation of service delivery, identify opportunities for coordination or consolidation, and support more strategic long-term planning.
- **Complexity of services:** Reviews involving complex services or significant infrastructure, governance or capacity challenges typically require additional time due to the coordination needed with agencies to assess issues and develop solutions.
- **Information availability:** The ease and timeliness of obtaining necessary data can significantly influence the overall schedule. Agencies with accessible and up-to-date information are typically easier to evaluate, while limited or delayed reporting may require additional time to obtain and verify data.
- **Agency cooperation:** Timely and complete responses to LAFCO questionnaires and information requests help streamline the review process, while follow-up coordination may be needed when information is incomplete or delayed.
- **First-time reviews:** Many agencies that require a service review in Placer County have not previously undergone comprehensive reviews, requiring more in-depth analysis rather than updates to existing studies.
- **Agency and public review periods:** Draft studies are provided for agency review and technical comment, followed by public review periods and Commission hearings, all of which contribute to the overall timeline.

LAFCO staff estimates that a routine review can take 6 to 9 months, while some reviews can take one to two years.

Continued from 2025-2026 Work plan

1. Project No. 2024-03: Town of Loomis MSR/SOI Study

On Hold

Placer LAFCO tasked South Fork Consulting, LLC to complete an MSR/SOI Study for the Town of Loomis. Currently, progress towards completion of this report has been halted due to staffing changes with Placer LAFCO. Picking up and completing this MSR/SOI is anticipated in FY 2026-2027.

2. Project No. 2024-04: Placer County Cemetery Districts MSR/SOI Study

80% Complete

Placer LAFCO tasked RSG Consultants with creating an MSR/SOI Study for all of the cemetery districts in Placer County. LAFCO staff anticipates a draft will be available in June/July 2026.

3. Project No. 2024-06: Eastern Placer County Fire and EMS MSR Study (Phase 1)

65% Complete

Placer LAFCO contracted ESCI to conduct Phase 1 of the Eastern Placer County Fire and EMS MSR Study. LAFCO staff anticipates a draft will be available in July/August 2026.

4. Project No. 2025-04: City of Colfax and Suburban Pines Community Services District MSR/SOI Study

65% Complete

Placer LAFCO contracted RSG to conduct the MSR/SOI Study for the City of Colfax and Suburban Pines Community Services District. The administrative draft has been submitted to LAFCO staff for review and feedback before review by the City and District.

5. Project No. 2025-05: Heather Glen Community Services District, Meadow Vista County Water District, and Midway Heights County Water District MSR/SOI Study

In Progress

Placer LAFCO contracted RSG to conduct the MSR/SOI Study for Heather Glen CSD, Meadow Vista CWD, and Midway Heights CWD. The administrative draft is still in progress.

6. Seven Agency Fire MSR Study Addendum

Not Started

LAFCO staff propose an addendum to the existing seven agency fire MSR that currently includes the City of Lincoln Fire Department, former Newcastle Fire Protection District (FPD), Penryn FPD, Placer Hills FPD, City of Rocklin Fire Department, the City of Roseville Fire Department, and South Placer FPD, to add Placer County Fire Department (CSA 28), Alta Fire Protection District, Foresthill Fire Protection District, and the City of Auburn Fire Department. This would complete the review of western Placer County fire services. LAFCO staff anticipates starting the study in fall 2026.

~~6. Alta Fire Protection District~~

~~LAFCO staff anticipates scheduling the Alta FPD MSR/SOI Study during the 2026-2027 Workplan to evaluate reorganization options.~~

~~7. County Service Area 28 (CSA 28) MSR Study, Placer County Fire Department~~

Not Started

LAFCO staff propose ~~that~~ this comprehensive Service Review of CSA 28 ~~include~~ excluding the Placer County Fire Department and related zones of benefit. LAFCO staff anticipate scheduling the CSA 28 MSR/SOI Study during the 2026-2027 Workplan.

~~8. Foresthill Fire Protection District~~

~~LAFCO staff propose that this service review study include the other special districts in the immediate vicinity, such as the Foresthill Public Utility District. LAFCO staff anticipates scheduling this MSR/SOI Study during the 2026-2027 Workplan.~~

Postponed to Future Workplan

8. Western Placer County Fire Services Sphere of Influence and Alternative Governance Study

LAFCO staff proposes to utilize the information presented in the completed western Placer County fire services MSR to conduct a Sphere of Influence and Alternative Governance Study to provide a roadmap for future consolidations of fire districts as necessary on the west slope. It is anticipated for this Study to be conducted during the 2027-2028 Workplan.

9. City of Auburn

LAFCO staff anticipates scheduling this MSR/SOI Study during the 2027-2028 Workplan pending the adoption of the City's General Plan Update.

10. Penryn Fire Protection District Sphere of Influence

LAFCO staff brought a Sphere of Influence recommendation to the Commission on August 13, 2025, along with three other fire protection Districts. The Commission struck Penryn FPD's Sphere of Influence from the resolution. Staff needs direction on how to proceed.

11. South Placer Fire Protection District Sphere of Influence

LAFCO staff brought a Sphere of Influence recommendation to the Commission on August 13, 2025, along with three other fire protection districts. The Commission struck South Placer FPD's Sphere of Influence from the resolution. Staff needs direction on how to proceed.

Applications

1. Project No. 2025-07: South Placer Municipal Utility District 2891 Swetzer Road Annexation

South Placer Municipal Utility District (SPMUD) has requested annexation of a single parcel to provide sewer services to a single-family residence being developed on the parcel. Placer LAFCO tasked RSG with management of this application. The application remains In progress incomplete pending property tax exchange negotiations.



2. Project No. 2026-01: Town of North Tahoe Incorporation



In progress

The proposed incorporation of the Town of North Tahoe would establish a new city within the unincorporated area of Placer County, generally located along the north shore of Lake Tahoe, including Olympic Valley and extending north to the Nevada County boundary, encompassing approximately 59,443 acres. The proposal would not alter the boundaries or service responsibilities of existing special districts within the proposed incorporation area.

LAFCO received a formal application on February 25, 2026. A "Notice of Filing and Request for Agency Comments" was distributed to all affected and interested agencies on March 23, 2026, initiating the formal referral period. Due to the scale and complexity of the proposal, LAFCO has scheduled a virtual agency informational meeting for April 28, 2026. Agencies have been requested to submit initial comments on the Notice of Filing to the LAFCO office by May 15, 2026. These comments will inform the upcoming preparation of a Comprehensive Fiscal Analysis (CFA) and the environmental review process required under the California Environmental Quality Act (CEQA). Additional opportunities for agency consultation, review, and comment will be available.

3. Olympic Valley Public Service District and North Tahoe Fire Protection District Reorganization



Likely
2026/2027

This pending reorganization application involves the divestiture of fire protection services by Olympic Valley Public District and annexation of the affected fire services area into the North Tahoe Fire Protection District. Staff have not yet received this application.

Continued from 2025-2026 Work plan

4. City of Lincoln Village 5B/7B Reorganization

Tracking

Annexation of the Village 5B/7B area into the City of Lincoln with concurrent detachment from County Service Area 28. Staff have not yet received this application.

5. City of Lincoln Brar Property Reorganization

Likely
2026/2027

Annexation of a portion of the "Island B" Village 5A Specific Plan area and concurrent detachment from County Service Area 28. City of Lincoln submitted documents for staff review as part of the pre-application process. Staff have not yet received this application.

6. City of Lincoln Moore Ranch East (Village 7) Property Reorganization

Likely
2026/2027

Annexation of a portion of the "Island B" Village 5A Specific Plan area and concurrent detachment from County Service Area 28. City of Lincoln submitted documents for staff review as part of the pre-application process. Staff have not yet received this application.

7. City of Rocklin West Oaks Apartments Highway 65 Reorganization

Likely
2026/2027

Annexation into the City of Rocklin and the South Placer Municipal Utility District with concurrent detachment from County Service Area 28. Staff have not yet received this application.

8. South Placer Municipal Utility District Annexation

Tracking

Potential annexation of areas currently served by South Placer Municipal Utility District within its Sphere of Influence. This project remains in concept.

9. South Placer Fire Protection District Detachment

Tracking

Detachment of the Sierra Bluffs area from the South Placer Fire Protection District, as the City of Rocklin already services these properties. Staff have not yet received this application.

10. City of Auburn PG&E Substation Out of Agency Agreement

Tracking

Authorization for the extension of sewer services from the City of Auburn to PG&E's substation in anticipation of a future annexation. This project remains in the early planning stages, with only preliminary inquiries received from PG&E and limited progress since that time.

Administrative Projects

1. Executive Officer Recruitment



The Commission is currently recruiting for the Executive Officer position and is currently accepting applications.

2. Analyst I Recruitment



On April 22, 2025, the Commission approved the funding for five full-time employees (FTEs), including three new positions. The current Administrative Technician has been assigned to work out of class (WOC) as the LAFCO Analyst (Staff Services Analyst I) beginning on May 31, 2025, with two six-month extensions. The Interim Executive Officer will be initiating recruitment for the Analyst I position prior to June 1, 2026. LAFCO staff proposes delaying recruitment for the second Senior Analyst position to a future workplan cycle. Under this approach, staffing would include four full-time employees (FTEs) by the end of FY 2026-2027: the Executive Officer, one Senior Analyst, one Analyst I, and one Admin Tech.

3. Placer County and Placer LAFCO MOU Update



At the December 10, 2025, Commission meeting, the Commission directed the Chair, Interim Executive Officer, and LAFCO Counsel to begin coordinated discussions with County representatives to update the existing MOU, including modifying the termination clause, and to review applicable policies and communication frameworks for improved alignment. LAFCO staff have since met with County Executive Office staff and are making progress on drafting initial revisions to the MOU.

Continued from 2025-2026 Work plan

4. Project No. 2025-01: Tax Rate Area/Overlapping Boundaries Research Project

In 1982, the Placer County Board of Supervisors dissolved all CSAs and subsequently established CSA 28 in 1983, with formation approved by Placer County Local Agency Formation Commission. Over time, city annexations have occurred without corresponding adjustments to CSA 28 boundaries, resulting in overlapping jurisdictional areas. These overlaps create potential inconsistencies in service responsibility and taxation. Staff has identified one formal agreement, with the City of Auburn, allowing CSA 28 to remain within a limited incorporated area. Mapping has been completed, and the next phase will focus on analysis and development of potential policy or reorganization options for Commission consideration. This effort may be further coordinated as part of the scheduled CSA 28 MSR/SOI Study.

5. Project No. 2025-02: Disadvantaged Unincorporated Communities (DUC) Mapping Project.

State law requires the identification and description of all disadvantaged unincorporated communities (DUCs) located within or contiguous to the existing Spheres of Influence of cities and special districts that provide structural fire protection, wastewater, and/or water services. One of the Commission's new policies is to establish and update DUC maps for all cities and special districts under LAFCO authority in Placer County. The draft mapping is complete, and at the March 11, 2026, LAFCO meeting, the Commission directed staff to open the agency review period before the maps return for formal acceptance.

6. Strategic Plan

The Commission adopted the [Placer LAFCO 2024-2028+ Strategic Plan](#) (SP 28+) in October 2024. Continued SP 28+ implementation is ongoing.

7. Policy Manual

The Commission adopted the [Placer LAFCO Policy Manual](#) in November 2025. Staff will continue to update policies as needed. Anticipated updates include Asset Management, Purchasing and Procurement, Internal Financial Controls, Travel, and staff safety and workplace security.

8. Commissioner Onboarding

Provide orientation and training to new Commissioners. This project is ongoing.

9. Agency Outreach

Continue outreach to local and regional agencies and update the Commission on activities throughout the fiscal year. This project is ongoing.

10. CALAFCO Central Region Coordination

Continue coordination with other LAFCOs in the Central Region. This project is ongoing.

11. CALAFCO Participation

Continue participation in CALAFCO committees, workshops, and conferences. This project is ongoing.

12. Local Agencies Directory

Continue updating the local agencies' directory on the Commission's website. This project is ongoing.

13. Administrative Files

Continue improving administrative files, records management, and related document accessibility on the Commission's website. This project is ongoing.

Postponed to Future Workplan

14. Senior Analyst Recruitment

Staff propose postponing hiring one Senior LAFCO Analyst position to a future workplan.

3 LAFCO 2026-2027 Proposed Budget

The proposed fiscal year 2026-2027 Budget, as outlined in the accompanying table, reflects the current transition in organizational leadership. This budget builds upon the 2025-2026 Adopted Budget and Workplan while maintaining flexibility for the new Executive Officer to continue advancing the Commission's operational and strategic priorities, including service reviews, application processing, and organizational capacity.

Overall, the proposed budget for LAFCO's operational activities remains stable, supporting continuation of existing programs while prioritizing staffing. This approach is intended to support succession planning and position the organization for improved performance and continuity in the coming years.

Proposed Budget Assumptions

The Proposed Budget makes the following assumptions related to LAFCO staffing:

1. The new Executive Officer is anticipated to begin employment on or around June 1, 2026. As the specific salary will depend on qualifications and negotiations, the budget assumes the existing salary range based on the previous Executive Officer.
2. Following initial onboarding, it is assumed that recruitment for a Senior Analyst position would occur, with a potential start date as early as September 2026.
3. The current Administrative Technician is working out of class in a higher-level capacity. It is anticipated that recruitment for the Analyst I position would occur prior to June 1, 2026. The budget also assumes recruitment for an Administrative Technician position, with timing dependent on overall staffing levels and organizational needs.
4. Recruitment for the second Senior Analyst position is proposed to be deferred to a future workplan cycle.
5. The proposed budget assumes an additional ~~\$49,835.71~~ \$42,841.71 in available funding for consultant support, in addition to the \$185,625 included in the prior year's budget, to assist the new Executive Officer during the transition period and to support anticipated MSR/SOI projects.

In addition to those assumptions noted above, staff received projected cost increases from Placer County departments that provide services to LAFCO. These increases are summarized below:

1. Document Solutions (mailing and printing services): anticipates an increase of ~~\$3,330.90~~ \$2,661.90 (~~127~~101%) compared to the prior fiscal year.
2. Postage: anticipated increase of ~~\$408.86~~ \$420.86 (14%), compared to the prior fiscal year.
3. Information Technology (IT): anticipated increase of ~~\$25,086.92~~ \$33,305.92 (~~123~~163%), compared to the prior fiscal year. This includes the core IT services, countywide systems services, and meeting support.
4. Employee Benefits: anticipated increase of ~~\$4,079.32~~ \$3,350.32 (~~167~~137%) from the prior fiscal year.

5. County Cost Allocation Plan: anticipated increase of ~~\$18,647~~ \$18,807 (~~213%~~215%), based on FY 2024-2025 actuals. This amount varies year to year as the Cost Allocation Plan is developed on a rolling two-year cycle. A detailed breakdown by County department is shown in the following table.

County Department	FY 2025/2026 Budget	FY 2026/2027 Proposed Budget	Variance	Percent Variance
County Executive Office	\$5,713	\$8,489	\$2,776.00	49%
Procurement	\$2,695.00	\$2,134.00	\$(561.00)	-21%
Auditor-Controller	\$4,678.00	\$6,411.00	\$1,733.00	37%
Human Resources	\$4,363.00	\$4,792.00	\$429.00	10%

In addition to those charges described in the table above, there was an additional \$5,727 in the carry-forward to cover costs from the prior fiscal year.

In summary, the staff proposed FY 2026-2027 Budget funds the proposed workplan and places emphasis on hiring of LAFCO staff while maintaining a similar budget to the prior fiscal year during this leadership transition.

LAFCO Proposed Budget Fiscal Year (FY) 2026-2027

	Ledger	Description	FY 24/25 Actuals	FY 25/26 Adopted Budget	FY 26/27 Proposed Budget	Variance	Percent Variance
Revenue	42010	Investment Income	\$23,534.99	\$26,557.09	\$26,557.09	\$(0.00)	0%
	46360	Other Fees and Charges	\$1,181,672.11	\$1,278,170.79	\$1,278,170.79	\$(0.00)	0%
	TOTAL REVENUE		\$1,205,207.10	\$1,304,727.88	\$1,304,727.88	\$(0.00)	0%
Expenses	51010	Salaries and Wages	\$280,314.28	\$494,684.41	\$430,934.01	\$(63,750.40)	-13%
	51080	Accrued Compensated Leave	\$500.94	-	-	-	0%
	51090	Cafeteria Plans (Non-PERS)	\$9,182.95	\$24,467.84	\$18,093.12	\$(6,374.72)	-26%
	51210	Retirement	\$93,343.36	\$166,412.82	\$144,125.68	\$(22,287.14)	-13%
	51220	Payroll Tax	\$19,070.65	\$34,888.78	\$30,011.88	\$(4,876.90)	-14%
	51240	Other Postemployment Benefits (OPEB)	\$8,258.04	\$4,078.48	\$3,392.68	\$(685.80)	-17%
	51280	OPEB Expense	-	\$4,078.48	\$3,392.68	\$(685.80)	0%
	51290	401(k) Employer Match	-	\$1,500.00	\$1,500.00	-	0%
	51310	Employee Group Insurance	\$50,993.41	\$117,249.89	\$96,353.87	\$(20,896.02)	-18%
	51360	Workers Comp Insurance	\$814.51	\$2,633.02	\$1,629.02	\$(1,004.00)	-38%
	52040	Communication Services Expense	-	\$4,091.94	\$4,091.94	-	0%
	52060	Janitorial Supplies	\$43.59	-	-	-	0%
	52080	Insurance	\$4,235.98	\$4,532.24	\$4,243.00 <u>\$4,244.00</u>	\$(289.24) <u>\$288.24</u>	-6%
	52240	Professional / Membership Dues	\$14,477.85	\$12,199.99	\$12,435.99	\$236.00	2%
	52250	Services and Supplies	\$307.38	\$408.79	\$408.79	-	0%
	52260	Misc Expense	\$1,958.62	-	-	-	0%
	52320	Printing	\$3,007.46	\$2,626.10	\$5,957.00 <u>\$5,288.00</u>	\$3,330.90 <u>\$2,661.90</u>	127 <u>101%</u>
52330	Other Supplies	\$7,186.96	\$6,990.15	\$6,990.15	-	0%	

	Ledger	Description	FY 24/25 Actuals	FY 25/26 Adopted Budget	FY 26/27 Proposed Budget	Variance	Percent Variance
	52340	Postage	\$3,876.10	\$2,995.14	\$3,404.00 <u>\$3,416.00</u>	\$408.86 <u>\$420.86</u>	14%
	52360	Professional and Special Services - General	\$462,414.95	\$185,625.00	\$235,460.71 <u>\$228,466.71</u>	\$49,835.71 <u>\$42,841.71</u>	27% <u>23%</u>
	52370	Professional and Special Services - Legal	\$61,222.57	\$48,400	\$70,000.00	\$21,600.00	45%
	52390	Professional and Special Services - County	\$5,895.00	\$8,313.73	\$9,145.10	\$831.37	10%
	52400	Professional and Special Services - Information Technology	\$31,377.82	\$20,445.08	\$45,532.00 <u>\$53,751.00</u>	\$25,086.92 <u>\$33,305.92</u>	123% <u>163%</u>
	52450	Short-Term Rents and Leases - Building Improvements	\$28,242.48	\$31,384.10	\$34,522.51	\$3,138.41	10%
	52460	Small Tools & Instruments	\$18.87	-	-	-	0%
	52470	Employee Benefits Systems	\$3,566.36	\$2,447.68	\$6,527.00 <u>\$5,798.00</u>	\$4,079.32 <u>\$3,350.32</u>	167% <u>137%</u>
	52480	PC Acquisition	-	\$8,980.00	\$1,980.00	\$(7,000.00)	-78%
	52510	Commissioner's Fees	\$22,350	\$33,469.64	\$33,469.64	-	0%
	52570	Advertising	\$2,612.39	\$5,829.37	\$5,829.37	-	0%
	52580	Special Department Expense - Website	\$5,420	\$18,414.00	\$18,414.00	-	0%
	52630	Project Costs	\$2,220	\$1,452.00	\$1,000.00	\$(452.00)	-31%
	52790	Transportation and Travel	\$14,899.16	\$11,082.50	\$12,190.75	\$1,108.25	10%
	53170	Contingencies - Judgement and Damages	-	\$36,300.00	\$36,300.00	-	0%
	53390	Cost Allocation Plan (A-87)	\$20,690	\$8,746.00	\$27,393.00 <u>\$27,553.00</u>	\$18,647.00 <u>\$18,807.00</u>	213% <u>215%</u>
TOTAL EXPENSES			\$1,158,501.68	\$1,304,727.88	\$1,304,727.88	\$(0.00)	0%

	Ledger	Description	FY 24/25 Actuals	FY 25/26 Adopted Budget	FY 26/27 Proposed Budget	Variance	Percent Variance
		Non-Budgetary Item	FY 24/25 Actuals				
		Fiduciary Net Position	\$298,168.45				
		Assigned Fund Balance	\$250,000.00				

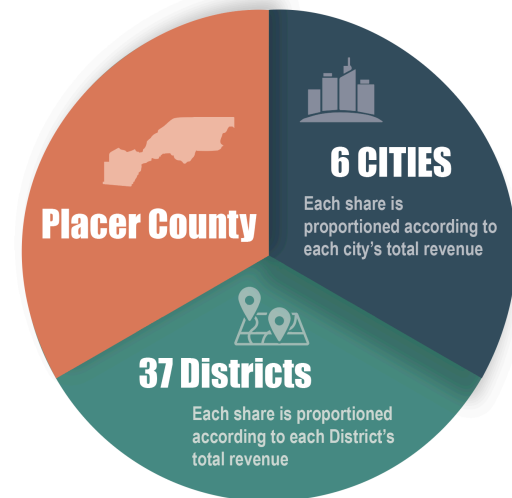
LAFCO Funding

Most of LAFCO’s operations are funded by its 44 local member agencies, which include:

- Placer County
- 6 cities
- 37 special districts

The total cost is allocated in three equal shares: one-third is paid by Placer County, one-third by the cities collectively, and one-third by the special districts collectively. The city share is apportioned among the six cities in proportion to each city’s total revenues, while the district share is apportioned among the 37 independent special districts in proportion to each district’s total revenues.

For the upcoming fiscal year, each funding group’s one-third share amounts to \$426,056.93, consistent with the current fiscal year. The specific cost allocations to each city and special district are provided in the tables below and are based on revenue data reported to the State Controller’s Office for fiscal year 2023-2024, in accordance with Government Code Section 56381.



Estimated Invoice to Cities for Fiscal Year (FY) 2026-2027

Name	Revenue*	Pct of Revenue	FY 25/26 Invoice	FY 26/27 Proposed Invoice	Variance	Pct Variance
Auburn	\$30,358,763.00	2.58%	\$12,144.25	\$11,010.04	\$(1,134.21)	-10%
Colfax	\$6,493,654.00	0.55%	\$2,486.09	\$2,355.02	\$(131.08)	-6%
Lincoln	\$131,319,587.00	11.18%	\$45,035.18	\$47,624.94	\$2,589.76	5%
Loomis	\$11,550,442.00	0.98%	\$3,650.45	\$4,188.93	\$538.48	13%
Rocklin	\$108,936,830.00	9.27%	\$45,297.18	\$39,507.51	\$(5,789.67)	-15%
Roseville	\$886,137,423.00	75.43%	\$317,443.77	\$321,370.49	\$3,926.72	1%
TOTAL	\$1,174,796,699.00	100.00%	\$426,056.93	\$426,056.93	\$0.00	0%

*Revenue=Government Funds + Proprietary Funds

Estimated Proposed Invoice to Special Districts Fiscal Year (FY) 2026-2027

Independent Special District Name	Revenue*	Pct of Revenue Total	FY 25-26 Invoice	FY 26-27 Proposed Invoice	Variance	Pct Variance
Alpine Springs County Water District	\$2,967,085.00	0.803%	\$3,149.05	\$3,419.82	\$270.77	20%
Alta Fire Protection District	\$126,235.00	0.034%	\$150.49	\$145.50	\$(5.00)	-18%
Auburn Cemetery District	\$1,307,695.00	0.354%	\$1,661.46	\$1,507.23	\$(154.23)	1%
Auburn Recreation and Park District	\$6,524,046.00	1.765%	\$7,358.23	\$7,519.53	\$161.30	11%
Auburn Valley Community Services District	\$551,805.00	0.149%	\$606.31	\$636.00	\$29.69	3%
Cemetery District No. 1 (Placer)	\$3,065,471.00	0.829%	\$3,364.09	\$3,533.22	\$169.13	22%
Christian Valley Park Community Services District	\$520,598.00	0.141%	\$1,012.34	\$600.03	\$(412.31)	-64%
Colfax Cemetery District	\$256,838.00	0.069%	\$312.34	\$296.03	\$(16.31)	10%
Donner Summit Public Utility District	\$4,214,872.00	1.14%	\$5,069.69	\$4,858.01	\$(211.68)	8%
Foresthill Fire Protection District	\$2,587,018.00	0.700%	\$4,249.14	\$2,981.76	\$(1,267.38)	3%
Foresthill Public Utility District	\$3,325,359.00	0.900%	\$3,883.62	\$3,832.76	\$(50.86)	9%
Heather Glen Community Services District	\$191,724.00	0.052%	\$254.20	\$220.98	\$(33.22)	-33%

Independent Special District Name	Revenue*	Pct of Revenue Total	FY 25-26 Invoice	FY 26-27 Proposed Invoice	Variance	Pct Variance
McKinney Water District	\$311,556.00	0.084%	\$386.62	\$359.10	\$(27.52)	8%
Meadow Vista County Water District	\$2,705,201.00	0.732%	\$3,394.05	\$3,117.98	\$(276.07)	3%
Midway Heights County Water District	\$850,579.00	0.230%	\$1,057.46	\$980.37	\$(77.09)	5%
Newcastle - Rocklin - Gold Hill Cemetery District	\$3,126,014.00	0.846%	\$3,497.03	\$3,603.00	\$105.98	21%
Newcastle Fire Protection District	\$1,077,472.00	0.291%	\$1,405.23	\$1,241.88	\$(163.35)	11%
North Tahoe Fire Protection District	\$19,674,430.00	5.322%	\$24,948.49	\$22,676.48	\$(2,272.01)	8%
North Tahoe Public Utility District	\$19,803,286.00	5.357%	\$23,805.29	\$22,825.00	\$(980.29)	11%
Northstar Community Services District	\$25,532,602.00	6.907%	\$34,073.67	\$29,428.54	\$(4,645.14)	21%
Olympic Valley Public Service District	\$10,136,135.00	2.742%	\$11,775.78	\$11,682.77	\$(93.01)	12%
Penryn Fire Protection District	\$1,477,073.00	0.400%	\$1,769.99	\$1,702.45	\$(67.53)	8%
Placer County Resource Conservation District	\$621,627.00	0.168%	\$772.56	\$716.48	\$(56.08)	-8%
Placer County Water Agency	\$127,997,979.00	34.627%	\$137,577.82	\$147,528.76	\$9,950.94	7%
Placer Hills Fire Protection District	\$3,936,238.00	1.065%	\$4,911.71	\$4,536.86	\$(374.86)	-8%
Placer Mosquito and Vector Control District	\$6,154,173.00	1.665%	\$7,316.68	\$7,093.22	\$(223.46)	-3%
Roseville Cemetery District	\$4,972,940.00	1.345%	\$5,913.92	\$5,731.74	\$(182.18)	-3%
Sierra Lakes County Water District	\$3,040,273.00	0.822%	\$3,657.21	\$3,504.18	\$(153.03)	-4%
South Placer Fire Protection District	\$16,518,062.00	4.469%	\$20,733.16	\$19,038.50	\$(1,694.67)	-9%
South Placer Municipal Utility District	\$23,410,906.00	6.333%	\$27,066.60	\$26,983.10	\$(83.50)	0%
Suburban Pines Community Services District	\$-	0.000%	\$5.14	\$0.00	\$(5.14)	-
Tahoe City Cemetery District	\$98,732.00	0.027%	\$112.18	\$113.80	\$1.61	1%
Tahoe City Public Utility District	\$29,972,534.00	8.108%	\$34,571.44	\$34,545.94	\$(25.50)	0%
Tahoe Forest Hospital District**	\$2,065,759.00	0.559%	\$2,658.66	\$2,380.97	\$(277.70)	-12%
Tahoe Truckee Sanitation Agency	\$24,486,056.00	6.624%	\$24,217.33	\$28,222.30	\$4,004.98	14%

Independent Special District Name	Revenue*	Pct of Revenue Total	FY 25-26 Invoice	FY 26-27 Proposed Invoice	Variance	Pct Variance
Talmont Resort Improvement District	\$621,169.00	0.168%	\$776.18	\$715.95	\$(60.23)	-8%
Truckee-Tahoe Airport District	\$15,423,305.00	4.172%	\$18,581.76	\$17,776.70	\$(805.06)	-5%
TOTAL	\$369,652,847.00	100%	\$426,056.93	\$426,056.93	\$0.00	0%

*Revenue = (Proprietary Operating Revenues + Proprietary Non-Operating Revenues + Gov General Purpose Revenues) - Total Inter-Gov Revenues

**For TFHD only Revenue = Total Operating Revenue - Total Operating Expense

4 2026-2027 Workplan Table

Applications

Project Status Color Code	
	Incomplete
	Planned / Pending
	Active / In Progress
	Complete

LAFCO Project No.	Task/Project	Time Frame / Status
2022-05	Placer Hills & Newcastle FPD Reorganization	Complete
2025-06	City of Auburn Lincoln Way Out of Agency Agreement	Complete
2025-07	South Placer Municipal Utility District 2891 Swetzer Road Annexation	Incomplete
2026-01	Town of North Tahoe Incorporation	Ongoing
<u>Preapplication</u>	City of Lincoln Village 5B/7B Reorganization	PendingTracking
<u>Preapplication</u>	City of Lincoln Brar Property Reorganization	PendingLikely 2026/2027
<u>Preapplication</u>	City of Lincoln Moore Ranch East Reorganization	Likely 2026/2027Pending
<u>Preapplication</u>	City of Rocklin West Oaks Apartments Highway 65 Reorganization	Likely 2026/2027Pending
<u>Preapplication</u>	South Placer Municipal Utility District Annexation	PendingTracking
<u>Preapplication</u>	South Placer Fire Protection District Detachment	PendingTracking
<u>Preapplication</u>	City of Auburn PG&E Substation Out of Agency Agreement	PendingTracking
<u>Preapplication</u>	Olympic Valley Public Service District and North Tahoe Fire Protection District Reorganization	Likely 2026/2027Pending

Administrative Projects

Task/Project	Actions	Time Frame / Status
EO Recruitment	The EO recruitment and selection process is ongoing	Pending
Analyst I Recruitment	Recruitment is being initiated	Pending
Placer County/LAFCO MOU	Draft MOU revisions are in progress	Pending
No. 2025-01: Tax Rate Area/Overlapping Boundaries Research Project	Mapping is complete however the project requires analysis before presenting to the Commission	June/July 2026
No. 2025-02: Disadvantaged Unincorporated Communities (DUC) Mapping Project	The mapping is complete and will be made available during the agency review period before the maps return for formal acceptance	May/June 2026
Strategic Plan	Continue implementing the Commission's Strategic Plan	Ongoing
Policy Manual	Staff will continue to update policies as needed	Ongoing
Commissioner Onboarding	Provide training to new Commissioners	Ongoing
Agency Outreach	Continue outreach to local and regional agencies	Ongoing
CALAFCO	Continue participating in CALAFCO committees, workshops, and conferences	Ongoing
Local Agencies Directory	Continue updating the local agency directories on the website	Ongoing

Administrative Files	Continue organizing and improving administrative files	Ongoing
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5 Multi-Year Work Program (Service Reviews)

This schedule provides a comprehensive overview of Placer LAFCO’s service review adoption status, organized by agency type. This list includes the specific adoption dates for service reviews pertaining to each city and special district to facilitate timely renewal and meet State code. Service Reviews occur every 5 years, with exceptions to improve governance at the discretion of LAFCO (e.g., proposed SOI updates, amendments, or jurisdictional boundary changes).

Service Review Adoption Status	
	Postponed / Needs to be scheduled
	Planned / Pending
	Active / In Progress
	Complete

Cities and Towns

City or Town	Adoption Date	Service Review Status and Notes
Auburn	None	Postponed for City General Plan Update
Colfax	None	First study underway
Loomis	None	Postponed
Lincoln	2023	Complete: Update due 2028
Rocklin	2025	Complete: Update due 2030
Roseville	2025	Complete: Update due 2030

Independent Special Districts Municipal Services Review

No.	Independent Special District	Adoption Date	Planned Service Review and Notes
1	Auburn Recreation District	None	Needs to be scheduled
2	Auburn Valley Community Services District	None	Needs to be scheduled
3	Colfax Cemetery District	None	Admin Draft In Progress
4	Newcastle, Rocklin, Gold Hill Cemetery District	None	Admin Draft In Progress
5	Placer County Cemetery District 1	None	Admin Draft In Progress
6	Placer Mosquito Vector Control District	None	Needs to be scheduled
7	Roseville Cemetery District	None	Admin Draft In Progress
8	Suburban Pines Community Services District	None	Admin Draft In Progress
9	Tahoe-Truckee Sanitation Agency	None	Needs to be scheduled
10	Christian Valley Park Community Services District	2006	Needs to be scheduled
11	Foresthill Public Utility District	2006	Planned for 2026-2027
12	Heather Glen Community Services District	2006	Admin Draft In Progress
13	Meadow Vista County Water District	2006	Admin Draft In Progress
14	Midway Heights County Water District	2006	Admin Draft In Progress
15	Placer County Resource Conservation District	2006	Needs to be scheduled
16	Placer County Water Agency	2006	Needs to be scheduled
17	Auburn Cemetery District	2013	Admin Draft In Progress

No.	Independent Special District	Adoption Date	Planned Service Review and Notes
18	Alpine Springs County Water District	2017	Admin Draft In Progress: fire only
			Full Agency MSR/SOI Needs to be scheduled
19	Alta Fire Protection District	2017	Planned for 2026-2027
20	Donner Summit Public Utility District	2017	Needs to be scheduled
21	Foresthill Fire Protection District	2017	Planned for 2026-2027
22	McKinney Water District	2017	Needs to be scheduled
23	North Tahoe Fire Protection District	2017	Admin Draft In Progress
24	North Tahoe Public Utility District	2017	Needs to be scheduled
25	Northstar Community Services District	2017	Admin Draft In Progress: fire only
			Full Agency MSR/SOI Needs to be scheduled
26	Olympic Valley Public Service District	2017	Admin Draft In Progress: fire only
			Full Agency MSR/SOI Needs to be scheduled
27	Sierra Lakes County Water District	2017	Needs to be scheduled
28	Tahoe Cemetery District	2017	Admin Draft In Progress
29	Tahoe City Public Utility District	2017	Needs to be scheduled
30	Talmont Resort Improvement District	2017	Needs to be scheduled
31	Truckee Tahoe Airport District	2017	Needs to be scheduled
32	Tahoe Forest Hospital District	2017	Needs to be scheduled
33	Newcastle Fire Protection District	2025	Complete: Update due 2030
34	Penryn Fire Protection District	2025	Complete: Update due 2030 (SOI not Adopted)
35	Placer Hills Fire Protection District	2025	Complete: Update due 2030
36	South Placer Fire Protection District	2025	Complete: Update due 2030 (SOI not Adopted)
37	South Placer Municipal Utility District	2025	Complete: Update due 2030

Dependent Districts

MSRs play a crucial role for dependent special districts, those districts overseen by another board (in Placer County by the County BOS), by offering independent assessments of local accountability, governance, and transparency. They identify service delivery gaps, clarify financial matters related to County-managed funds and charges, and inform options for governance or reorganization when needed. Reviewing all dependent districts in a single cycle may streamline the process by consolidating information-gathering from the County.

1	County Service Area (CSA) 28	Planned for 2026-2027
2	County Sewer Districts No. 1-3 (upon further verification of their status)	Needs to be scheduled
3	Placer Vineyards Parks and Recreation District	Needs to be scheduled



STAFF REPORT

COMMISSIONERS

Joshua Alpine
Chair
(Special District)

Anthony DeMattei
(County)

Whitney Eklund
Vice Chair
(City)

Judy Friedman
(Special District)

Cindy Gustafson
(County)

Susan Rohan
(Public)

Stephanie
Youngblood
(City)

ALTERNATE COMMISSIONERS

Shanti Landon
(County)

Cherri Spriggs
(Public)

Scott Wilson
(Special District)

COUNSEL

Michael Walker
General Counsel

STAFF

Colette Santsche
Interim Executive
Officer

Amanda Ross
Acting Assistant
Executive Officer

Amy Engle
Commission
Clerk/Analyst

DATE: May 13, 2026
TO: Chair Alpine and members of the Commission
FROM: Colette Santsche, Interim Executive Officer
SUBJECT: LAFCO Project No. 2026-01 Town of North Tahoe
Incorporation – Process Overview

SUMMARY

On February 25, 2026, Eastern Placer Future submitted a formal application to Placer LAFCO for the incorporation of a new city to be known as the Town of North Tahoe. The application follows a registered voter petition that was certified as sufficient by the Placer County Registrar of Voters and LAFCO on January 26, 2026.

The purpose of this report is to provide the Commission and the public with an overview of the proposed incorporation, outline the applicable statutory requirements, and summarize the current status of the review process.

The Executive Officer will provide a supplemental presentation during the May 13 meeting to further illustrate the incorporation process and key components of the review. The presentation slides, along with additional project information and status updates, will be made available for public review on the project webpage:

www.placerlafcocga.gov/northtahoeinc

BACKGROUND

The proposed Town of North Tahoe encompasses approximately 59,569 acres in eastern Placer County. The boundary includes the North Shore of Lake Tahoe, the communities of Tahoe City, Kings Beach, and Olympic Valley, and extends to the Nevada County line to include Martis Valley. Primary objectives cited by the proponent include establishing local governance through a locally elected Town Council and strengthening the regional voice and influence of eastern Placer County.

Under this proposal, the Town would assume municipal services currently provided by the County, while independent special districts would remain in place and continue their current operations.

DISCUSSION

Incorporation Process

The evaluation of this application is governed by the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000. The process is characterized by several requirements that provide the foundation for a Commission decision:

- **Comprehensive Fiscal Analysis (CFA):** Per Government Code section 56800, LAFCO is responsible for preparing a CFA to evaluate the resulting fiscal condition of the proposed town and the impacts on affected agencies. This will be conducted, via an independent consultant, in two phases, moving from high-level boundary review and service assumptions to a detailed fiscal analysis with multi-year revenue and expenditure projections.
- **Revenue Neutrality:** The Commission may approve the proposal if the incorporation does not result in disproportionate fiscal harm to existing service providers. This may require that the proponent and the County reach an agreement to mitigate negative fiscal effects as applicable.
- **California Environmental Quality Act (CEQA) Review:** As the Lead Agency under CEQA, LAFCO will determine the appropriate level of environmental review. This scope of environmental review will be informed by consultation with affected and interested agencies, coordination with the applicant (Eastern Placer Future), and input from stakeholders and the public during the review process.

Current Status

LAFCO is currently in the initial application phase. A Notice of Filing was issued to affected agencies on March 23, 2026, and an informational meeting for the affected agencies was held on April 28, 2026, to provide an overview of the incorporation process, including the role of LAFCO, and opportunity to hear from agencies early on in the process. Agency comments on any coordination preferences, service concerns, and fiscal or operational considerations are due to LAFCO by May 15, 2026. There will be additional opportunities for agency comment and feedback throughout the process. Following this initial comment period, staff will proceed with CFA consultant selection following issuance of a Request for Proposals.

RECOMMENDATION

It is recommended that the Commission:

- Receive and file this report and accompanying presentation regarding the Town of North Tahoe incorporation application and process overview.
- Ask questions and provide direction, as appropriate.



Placer County Local Agency Formation Commission
110 Maple Street Auburn, CA 95603 | (530) 889-4097

STAFF REPORT

COMMISSIONERS

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COUNSEL

Michael Walker
General Counsel

STAFF

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Interim Executive
Officer

Amanda Ross
Acting Assistant
Executive Officer

Amy Engle
Commission
Clerk/Analyst

DATE: May 13, 2026
TO: Chair Alpine and members of the Commission
FROM: Colette Santsche, Interim Executive Officer
Amy Engle, Commission Clerk/Analyst
SUBJECT: Election of Chair and Vice-Chair

SUMMARY

The Commission's Rules of Order require that the Chair and Vice-Chair be elected by a majority vote of the Commission annually at its May meeting. The newly elected officers will assume office at the next regularly scheduled meeting. The Commission must elect a Chair and Vice-Chair for the June 2026 through May 2027 term.

BACKGROUND

On November 5, 2025, the Commission adopted Policy 3.1 (Rules of Order) and Policy 3.3 (Designation of Commissioners, Chair, and Vice-Chair) to provide direction for the conduct of Commission business in an orderly and transparent manner. Policy 3.1 and Policy 3.3 are included as Attachments A and B respectively.

The election of officers is governed by Policies 3.1 and 3.3, which provide the following guidelines:

- Elections are held during the May meeting.
- Newly elected officers officially assume their roles at the next regularly scheduled commission meeting.
- The selection of the Chair generally follows a seven-year rotation of Special District, City, County, Special District, City, Public, and County.
- The rotation schedule is intended as a general guideline and is not binding on future Commissions.
- The Commission may elect to deviate from the rotation policy at any time by a majority vote.

DISCUSSION

Under Policy 3.1, the Vice-Chair is designated to succeed the Chair. Currently, Commissioner Alpine (Special District) serves as Chair, and Commissioner Eklund (City) serves as Vice-Chair.

In accordance with the rotation schedule established in Policy 3.3, Vice-Chair Eklund is designated as the next Chair, while the Public member is then slated to serve as the next Vice-Chair. The projected rotation schedule through 2036 and history of previous LAFCO Chairs are provided in Attachments C and D.

While the policies provide the structured rotation to ensure balanced representation among the membership categories, the Commission maintains the ultimate authority to deviate from this schedule by a majority vote.

STAFF RECOMMENDATION

The Interim Executive Officer recommends that the Commission take the following actions:

1. Elect Vice-Chair Eklund as Chair for the June 2026 to May 2027 term.
2. Elect Commissioner Rohan (Public Member) as Vice-Chair for the June 2026 to May 2027 term.
3. Confirm that the newly elected officers will officially assume office at the next regularly scheduled Commission meeting.

PROCEDURES

This item has been placed on Placer LAFCO's agenda for action as a general business item. The following procedures are recommended for considering this item.

1. Receive an oral presentation from staff unless waived.
2. Invite comments from the public.
3. Discuss and consider the Executive Officer's recommendation.

ATTACHMENTS

- A. Policy 3.1: Rules of Order
- B. Policy 3.3: Designation of Commissioners, Chair, and Vice-Chair
- C. Projected Officer Rotation Schedule
- D. Placer LAFCO Chair Rotation History from 2008-Present

POLICY 3.1

Rules of Order

Adopted November 5, 2025

PURPOSE

The purpose of this policy is to provide clear and concise direction to Commissioners and staff concerning conducting Commission meetings and preparing agendas.

The Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, under Government Code section 56000 *et seq.*, directs the Commission to exercise its regulatory and planning responsibilities consistent with its procedures. This includes establishing rules to ensure that all meetings and related business are conducted in an orderly and transparent manner.

POLICY

The Commission acknowledges and affirms that conducting its meeting and related business is subject to applicable California laws, most notably the provisions of Cortese-Knox-Hertzberg Act and the Ralph M. Brown Act (Brown Act). The following are the specific procedures developed to establish rules to ensure all LAFCO meetings and related business occur in an orderly and transparent manner:

1. Four members of the Commission constitute a quorum for the transaction of business. In the absence of a regular member, their alternate member (city, county, special district, public member as applicable) may serve and vote. In the absence of a quorum, the members present shall adjourn the meeting to a stated time and place of their choosing.
2. The Commission's regular meeting shall be held according to an annually adopted calendar published on [LAFCO's website](#). Regular meetings are typically held at 4:00 P.M. on the second non-holiday Wednesday of the month at the Board of Supervisors' Chambers at 175 Fulweiler Avenue, Auburn, California, or in an alternate location as designated by the majority of the Commission.
3. If there is no business for the Commission's consideration five days before any regularly scheduled meeting, the Executive Officer with the consent of the Chair, or designee, has the authority to cancel the meeting. The Executive Officer will notify the Commissioners that there is no business before the Commission, and the meeting has been canceled. The LAFCO website will be updated accordingly.
4. The Chair may call special meetings at the request of a Commission member or the Executive Officer. Special meetings shall be notified in accordance with the

POLICY MANUAL

Brown Act.

5. The Chair will preside at all Commission meetings and conduct the Commission's business in the manner prescribed by these rules. The Chair will preserve order and decorum and decide all questions of order subject to the action of a majority of the Commission.
6. In the absence of the Chair, the Vice-Chair will act as Chair, with all the powers and duties of the Chair. In the absence of the Chair and Vice-Chair, the members of the Commission present will, by an order entered in the minutes, select one of their members to act as Chair Pro Tem with all the powers and duties of the Chair.
7. On all roll-call votes, the names of the Commission shall be called in alphabetical order, and the Chair will be called last.
8. The Chair and Vice-Chair will be elected by a majority vote of the Commission. Elections will be held annually at the May Commission meeting, or if canceled, at the preceding or succeeding Commission meeting.
9. After the Commission's voting members elect a Chair and Vice-Chair, the newly elected officers assume office at the next meeting. The Chair is selected in the following order: Special District, City, Public, and County. The Vice-Chair succeeds the Chair. If the Chair becomes vacant during the term, the Vice-Chair will be given the opportunity to serve as Chair for the remainder of the term. If the Vice-Chair declines, the vacancy will be filled for the rest of the term via election at the next regular meeting following the occurrence of the vacancy.
10. Members of the Commission will be selected as provided in Section 56325. The term of office of each member will be four years and until the appointment and qualification of his or her successor pursuant to Section 56334. The expiration date of the term of office of each member will be the first meeting in May in the year in which the term of the member expires. Any vacancy in membership of the Commission shall be filled for the unexpired term by appointment of the body responsible for that membership category. (Section 56334)
11. Alternate members are encouraged to attend and participate at all Commission meetings. Alternates may participate fully in the hearings, deliberations, and business of the Commission on any item on the agenda to the same extent as a regular member. However, an alternate member may not propose a motion, second a motion, or vote on a motion unless serving in the place of a regular member, except for Committees
12. It is the responsibility of the Executive Officer to prepare an agenda and all supporting documents for the Commission, and to distribute these materials to the Commission and interested parties in compliance with Cortese-Knox-Hertzberg and the Brown Act.
13. It is the responsibility of the Executive Officer to notice agenda items in accordance with Cortese-Knox-Hertzberg and the Brown Act.
14. Meeting agendas will concisely list the various items being considered or

POLICY MANUAL

discussed and include a title along with a brief description of the underlying action or discussion.

15. The business of each regular hearing of the Commission will be generally in the following order:
 - a) Roll Call
 - b) Flag Salute
 - c) Approval of the Agenda
 - d) Public Comment
 - e) Consent Items
 - f) Public Hearings
 - g) Business Items
 - h) Executive Officer's Report
 - i) Commissioners' Report
 - j) Closed Session (as needed)
 - k) Adjournment



POLICY 3.3

Designation of Commissioners, Chair, and Vice-Chair

Adopted November 5, 2025

PURPOSE

The members of LAFCO elect a Chair and Vice-Chair each year (Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, §56334).

POLICY

The Placer County Local Agency Formation Commission is comprised of seven regular members and four alternate members:

- Two regular members and one alternate member are selected from among all the city council members within Placer County. These appointments are made by a selection committee composed of the mayors of all the cities.
- Two regular members and one alternate member are selected from among the Placer County Board of Supervisors. These appointments are made by the Board of Supervisors.
- Two regular members and one alternate member are selected from among all the independent special district board members within Placer County. These appointments are made by the independent special district selection committee, which is composed of the chair from each of the independent special districts.
- One regular member and one alternate member are selected from the public at large. These appointments are made by the other six regular Commission members; however, selection is subject to the affirmative vote of at least one of the members selected by each of the other appointing authorities.

LAFCO annually elects a Chair and Vice-Chair on the following rotation schedule:

Special District	Year 1
City	Year 2
County	Year 3
Special District	Year 4
City	Year 5
Public Member	Year 6
County	Year 7

The Commission may elect to continue the rotation schedule annually, at their

POLICY MANUAL

discretion. This policy is not binding on future Commissions and at any time the Commission may elect to deviate from this policy.



Projected Officer Rotation Schedule

Chair	Vice-Chair	Year
County	Special District	2024-25
Special District	City	2025-26
City	Public	2026-27
Public	County	2027-28
County	Special District	2028-29
Special District	City	2029-30
City	County	2030-31
County	Special District	2031-32
Special District	City	2032-33
City	Public	2033-34
Public	County	2034-35
County	Special District	2035-36
Special District	City	2036-37

The table above provides the projected leadership rotation through 2036 as established in LAFCO Policy 3.3. The Commission maintains the authority to deviate from this schedule at any time through a majority vote.



LAFCO Chair Rotation History from 2008-Present

Year	LAFCO Chair	Membership
2008	Duane Frink	Special District
2009	Peter Hill	City
2010	Jim Holmes	County
2011	Ron Treabess	Special District
2012	Joshua Alpine	City
2013	Howard Rudd	Public
2014	Robert Weygandt	County
2015	Miguel Ucovich	City
2016	Jim Holmes	County
2017	Ron Treabess	Special District
2018	Stan Nader	City
2019	Howard Rudd, Susan Rohan	Public, Public
2020	Robert Weygandt	County
2021	Joshua Alpine	Special District
2022	Trinity Burrus	City
2023	Cindy Gustafson	County
2024	Cindy Gustafson	County
2025	Joshua Alpine	Special District
2026		
2027		



STAFF REPORT

COMMISSIONERS

Joshua Alpine
Chair
(Special District)

Anthony DeMattei
(County)

Whitney Eklund
Vice Chair
(City)

Judy Friedman
(Special District)

Cindy Gustafson
(County)

Susan Rohan
(Public)

Stephanie
Youngblood
(City)

DATE: May 13, 2026
TO: Chair Alpine and members of the Commission
FROM: Amy Engle, Commission Clerk/Analyst
Colette Santsche, Interim Executive Officer
SUBJECT: Annual Appointment of Standing Committees

SUMMARY

The Placer Local Agency Formation Commission will consider appointing Commissioners to the Budget and Personnel Committees for the 2026-2027 term pursuant to Commission Policy 3.5.

ALTERNATE COMMISSIONERS

David Bass
(City)

Shanti Landon
(County)

Cherri Spriggs
(Public)

Scott Wilson
(Special District)

BACKGROUND

Placer LAFCO Policy 3.5, adopted on November 5, 2025 (Attachment A), establishes the framework for committee formation and management. The policy also established the two Commission Standing Committees—Budget and Personnel. Under this policy, standing committees conduct long-term business on behalf of the Commission and are subject to the requirements of the Brown Act.

The Commission appointed the current committee members to each committee on February 19, 2025, with the exception of Commissioner DeMattei, who was appointed to the Personnel Committee on August 13, 2025.

COUNSEL

Michael Walker
General Counsel

STAFF

Colette Santsche
Interim Executive
Officer

Amanda Ross
Acting Assistant
Executive Officer

Amy Engle
Commission
Clerk/Analyst

DISCUSSION

Under Policy 3.5, the Commission maintains two standing committees with the following scopes and membership:

Budget Committee

The Budget Committee consists of three Commissioners and is responsible for budget preparation and review.

The outgoing membership for the 2025-2026 term includes:

- Commissioner Judy Friedman (Special District)
- Commissioner Cindy Gustafson (County)
- Commissioner Sean Lomen (City)
- Commissioner Susan Rohan (Public)

Personnel Committee

The Personnel Committee consists of three Commissioners and is responsible for personnel matters including recruitment, retention, and succession planning.

The outgoing membership for the 2025-2026 term includes:

- Commissioner Joshua Alpine (Special District)
- Commissioner Anthony DeMattei (County)
- Commissioner Whitney Eklund (City)
- Commissioner Susan Rohan (Public)
- Alternate Commissioner Cherri Spriggs (Public Alternate)

For the Commission's reference, the LAFCO Roster and Committee Assignments is included as Attachment B. While no action is currently requested regarding the Ad Hoc Committee, the roster is provided to ensure the Commission has an overview of the current assignments.

Anticipated Meeting Schedule

Pursuant to Policy 3.5 Committees shall meet on an as-needed basis. To ensure the timely review of the LAFCO Budget and likely personnel changes for the 2026-2027 fiscal year, staff recommends the following months for the standing committees to meet. Specific dates will be determined following the confirmation of committee membership and availability; the anticipated schedule is as follows:

- **Personnel Committee:** Anticipated meeting in September with additional meetings scheduled as needed.
- **Budget Committee:** Anticipated meeting in February to coincide with budget preparation and mid-year reviews.

ANALYSIS

Policy 3.5 states that each standing committee "consists of three Committee members." As both committees currently have more than three Commissioners, the annual appointment process allows the Commission to bring the committee sizes into compliance with adopted policy.

Policy 3.5 also notes a preference for committees to include a mix of Commissioners from different appointing authorities. Choosing a balanced group of City, County, Special District, and Public Commissioners will help ensure that committee work reflects a range of perspectives.

STAFF RECOMMENDATION

Staff recommend that the Commission take the following actions:

1. Appoint three Commissioners to the Budget Committee.
2. Appoint three Commissioners to the Personnel Committee.

ATTACHMENTS

- A. LAFCO Policy 3.5 Standing and Ad Hoc Committees
- B. LAFCO Roster and Committee Assignments

POLICY 3.5

Standing and Ad Hoc Committees

Adopted November 5, 2025

PURPOSE

Procedures for LAFCO to form Standing and Ad-Hoc Committees.

POLICY

1. Standing and Ad-Hoc Committees may be formed as recommended by Staff and/or Commissioners and must be approved by the Commission.
2. Committees are subject to the requirements of the Brown Act.
3. Committees shall meet on an as-needed basis.
4. Recommendations from committees will be presented to the full Commission for consideration and approval.
5. Standing Committees conduct long-term business on behalf of the Commissioners and are re-approved annually at the May meeting for Committee member assignments. It is preferred that the Committees include a diverse group of Commission members, e.g., a Committee should not be comprised only of city, county, or special district members. There are two standing committees:
 - a. Budget Committee: Consists of three Committee members. Responsible for budget preparation and review.
 - b. Personnel Committee: Consists of three Committee members. Responsible for personnel matters including recruitment, retention, and succession planning.
 - c. Standing Committee members can vote on recommendations to the Commissioners for decision making.
6. Ad Hoc Committees are formed as necessary to address specific topics, projects, and issues. Examples include Policy Review, Service Review projects, Sphere of Influence Update projects, Grand Jury Reports, and Commission Workshops and Seminars. Each Ad Hoc Committee is made up of three Committee members as ratified by the Commission. Ad Hoc Committee members can vote on recommendations to the Commissioners for decision making.



Placer County Local Agency Formation Commission
110 Maple Street Auburn, CA 95603 | (530) 889-4097

LAFCO Roster and Committee Assignments¹

MEMBER	REPRESENTATIVE	COMMITTEE ASSIGNMENTS (2025-2026)	TERM EXPIRATION
Regular Commissioners			
Joshua Alpine (Chair)	Special District <i>Placer County Water Agency</i>	<ul style="list-style-type: none"> Personnel (Standing) EO Recruitment (Ad Hoc) 	05/2028
Whitney Eklund (Vice-Chair)	City <i>Lincoln</i>	<ul style="list-style-type: none"> Personnel (Standing) 	05/2028
Anthony DeMattei	County <i>District 3</i>	<ul style="list-style-type: none"> Personnel (Standing) 	Annual Appointment
Judy Friedman	Special District <i>Tahoe City Public Utility District</i>	<ul style="list-style-type: none"> Budget (Standing) 	05/2030
Cindy Gustafson	County <i>District 5</i>	<ul style="list-style-type: none"> Budget (Standing) EO Recruitment (Ad Hoc) 	Annual Appointment
Sean Lomen	City <i>Colfax</i>	<ul style="list-style-type: none"> Budget (Standing) 	Expired
Susan Rohan	Public Member <i>Public-at-Large</i>	<ul style="list-style-type: none"> Budget (Standing) Personnel (Standing) EO Recruitment (Ad Hoc) 	05/2027
Stephanie Youngblood	City <i>Loomis</i>		05/2030
Alternate Commissioners			
David Bass	City <i>Rocklin</i>		05/2028
Shanti Landon	County <i>District 2</i>		Annual Appointment

¹ Note: This roster reflects the current Commission membership as of May 13, 2026. Committee assignments shown are from the 2025-2026 cycle and are subject to change pending annual appointments.

Cherri Spriggs	Public Member <i>Public-at-Large</i>	• Personnel (Standing)	05/2027
Scott Wilson	Special District <i>Tahoe-Truckee Sanitation Agency</i>		05/2028
LAFCO Staff			
NAME	TITLE	AFFILIATION	
Colette Santsche	Interim Executive Officer	Planwest Partners, Inc.	
Amanda Ross	Acting Assistant Executive Officer	Southfork Consulting, LLC	
Amy Engle	Commission Clerk/Analyst	Placer LAFCO	
Michael Walker	Legal Counsel	Norman Dowler, LLP	



STAFF REPORT

COMMISSIONERS

Joshua Alpine
Chair
(Special District)

Anthony DeMattei
(County)

Whitney Eklund
Vice Chair
(City)

Judy Friedman
(Special District)

Cindy Gustafson
(County)

Susan Rohan
(Public)

Stephanie
Youngblood
(City)

DATE: May 13, 2026
TO: Chair Alpine and members of the Commission
FROM: Colette Santsche, Interim Executive Officer
SUBJECT: Executive Officer Report

SUMMARY

The Interim Executive Officer will provide an update on current LAFCO activities, including application processing, Municipal Service Reviews (MSR) and Sphere of Influence (SOI) updates, and administrative and organizational matters.

ALTERNATE COMMISSIONERS

David Bass
(City)

Shanti Landon
(County)

Cherri Spriggs
(Public)

Scott Wilson
(Special District)

COUNSEL

Michael Walker
General Counsel

STAFF

Colette Santsche
Interim Executive Officer

Amanda Ross
Acting Assistant Executive Officer

Amy Engle
Commission Clerk/Analyst

DISCUSSION

Application Processing / Proposals

- 2026-01: Town of North Tahoe Incorporation
 - Sufficiency of Petition: January 26, 2026
 - Application Filed with LAFCO: February 25, 2026
 - Notice of Filing to Affected/Interested Agencies: March 23, 2026
 - Placer County Tahoe Staff Meeting: April 8, 2026
 - Agency Informational Meeting: April 28, 2026
 - Notice of Filing Agency Comments Due: May 15, 2026
 - Commission Informational Session: May 13, 2026 (see Item 8A)
 - Next Steps:
 - Request for Proposals for Comprehensive Fiscal Analysis: Draft RFP/Scoping in progress
 - Request for Proposals for Multi-Scope Services: Project management, special counsel, and CEQA consulting (to be procured under separate scopes and contracts).

- 2025-07: South Placer Municipal Utility District 2891 Swetzer Road Annexation
 - Application Filed with LAFCO – February 20, 2026
 - Request for Property Tax Exchange – March 2, 2026
 - Status: Awaiting completion of property tax exchange negotiations between County and District

Municipal Service Reviews & Sphere of Influence Studies

- 2024-04: Placer County Cemetery Districts MSR/SOI Update
 - Status: RSG provided an updated draft MSR/SOI Update to LAFCO staff on May 4.
 - Next Steps: Revised draft to be circulated to agencies for final review/comment, followed by public comment period and LAFCO review in June/July 2026 (tentative).
- 2024-06: Eastern Placer County Fire and EMS MSR Study (Phase 1)
 - Status: LAFCO staff continues to coordinate with ESCI and Fire Agencies to complete Admin Draft review.
 - Next Steps: LAFCO staff anticipates a draft will be available in July/August 2026 (tentative).

Administrative & Organizational Updates

- Executive Officer Recruitment
 - Opening of Application Period: March 10, 2026
 - Application Deadline: April 17, 2026
 - Status: Placer LAFCO received 15 applications for the Executive Officer position. The Recruitment Panel met on May 1 to screen and rank applications in advance of the interview process.
 - Next Steps:
 - Panel Interviews (Round 1): May 8 and May 14
 - Reference Checks: Week of May 18
 - Second Panel Interviews (Round 2): Tentatively May 29 or June 1
 - Special Meeting for Finalist Interviews – June 10
- Analyst I Recruitment
 - Six-month extension of the work out of class (WOC) assignment for Amy Engle as the LAFCO Analyst
 - LAFCO Analyst (Staff Services Analyst - I) promotional and/or interdepartmental transfer position applications due May 11, 2026
- Draft County Memorandum of Understanding (MOU) revisions – in progress
- CALAFCO Conference
 - May 6 – 8, Pismo Beach

- Upcoming June 10, 2026 Commission Meeting
 - Final Workplan and Budget for Fiscal Year 2026-2027 (Phase 2)
 - Fee Schedule Update
 - Policy Updates

STAFF RECOMMENDATION

Receive and File the Executive Officer Report

ATTACHMENT

None