



COMMISSIONERS

Joshua Alpine
Chair
(Special District)

Anthony DeMattei
(County)

Whitney Eklund
Vice Chair
(City)

Judy Friedman
(Special District)

Cindy Gustafson
(County)

Sean Lomen
(City)

Susan Rohan
(Public)

ALTERNATE COMMISSIONERS

Shanti Landon
(County)

Cherri Spriggs
(Public)

Scott Wilson
(Special District)

Stephanie
Youngblood
(City)

COUNSEL

Michael Walker
General Counsel

STAFF

Colette Santsche
Interim Executive
Officer

Amanda Ross
Acting Assistant
Executive Officer

Amy Engle
Commission
Clerk/Analyst

Wednesday, April 8, 2026, 4:00 PM

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

AGENDA

1. CALL TO ORDER AND SALUTE TO THE FLAG

2. ROLL CALL

3. REPORTS FROM STAFF

Meeting Schedule Revision for May 2026

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 March 11, 2026
- B. Financial Report February 2026
- C. Extension of Work Out Of Class Assignment for Commission Clerk

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.
- B. **LAFCO Policy Review and Update:** The Commission will consider approving amendments to administrative policies 2.3, 2.6, 2.7 and 2.8.
To be 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.
To be continued to the LAFCO meeting on June 10, 2026 at 4 PM.

8. BUSINESS ITEMS

- 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.
- 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.

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, May 13, 2026, at 4:00 PM, subject to the Commission's action under Item 3 of this agenda.

PUBLIC ACCESS AND PUBLIC COMMENTS INSTRUCTIONS

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AMERICAN DISABILITY ACT COMPLIANCE

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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.



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

STAFF REPORT

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Executive Officer

Amy Engle
Commission
Clerk/Analyst

DATE: April 8, 2026
TO: Chair Alpine and members of the Commission
FROM: Amy Engle, Commission Clerk/Analyst
Colette Santsche, Interim Executive Officer
SUBJECT: Meeting Schedule Revision for May 2026

SUMMARY

Staff propose canceling the May 13, 2026, regular meeting due to a conflict with the annual CALAFCO Staff Workshop. In its place, staff recommend scheduling a special meeting for May 27, 2026, to facilitate the final stages of the Executive Officer recruitment process. This timing of the special meeting is contingent upon the completion of the work of the ad hoc committee as described below and the availability of a Commission quorum.

BACKGROUND

Staff is scheduled to attend the 2026 CALAFCO Staff Workshop in Pismo Beach from May 5–8, 2026. The timing of the workshop conflicts with the preparation time needed for the regularly scheduled May 13 meeting, necessitating the cancellation.

On February 11, 2026, Placer LAFCO executed a contract with Santa Cruz LAFCO to manage the recruitment for a new Executive Officer. The tentative timeline (Attachment A) outlined by Santa Cruz LAFCO targets a May appointment, though the agreement explicitly states that all dates are estimates and subject to change.

At the March 11, 2026, meeting, the Commission appointed an ad hoc committee, consisting of Chair Alpine, Commissioner Gustafson, and Commissioner Rohan, to review Executive Officer applicants and provide recommendations to the Commission. Consequently, the May 27 date is proposed for a special meeting for the full Commission to review those recommendations and potentially conduct finalist

interviews in closed session, provided the committee has completed its work by that date.

STAFF RECOMMENDATION

Staff recommend the Commission take the following actions:

1. Cancel the regular meeting of May 13, 2026.
2. Schedule a special meeting for May 27, 2026, at 4 PM to facilitate the selection and appointment phase of the Executive Officer recruitment.
3. Direct staff to coordinate an alternative date and time that aligns with the recruitment timeline and availability of a Commission quorum, if necessary.

ATTACHMENT

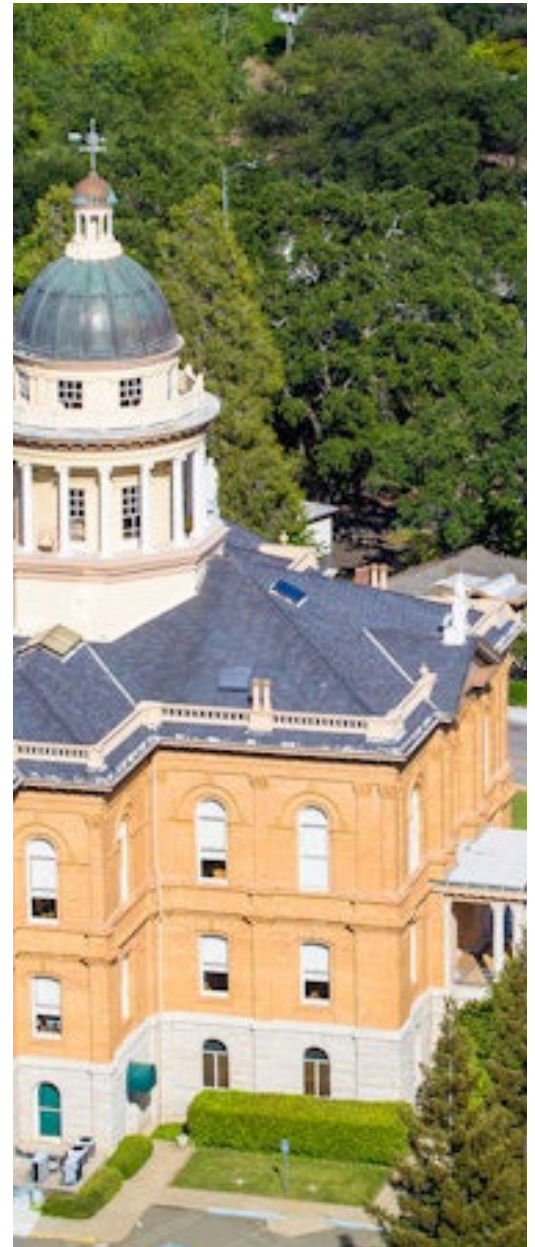
- A. Placer LAFCO Recruitment Flyer with Timeline

THE LOCAL AGENCY FORMATION
COMMISSION OF PLACER COUNTY
INVITES APPLICATIONS FOR
EXECUTIVE OFFICER



APPLICATION DEADLINE:
April 17, 2026

LOCAL AGENCY FORMATION
COMMISSION OF PLACER COUNTY
110 MAPLE STREET
AUBURN, CA 95603
(831) 454-2055
WWW.PLACERLAFCOCA.GOV



THE POSITION

Under the general direction of the Commission, the Executive Officer of the Placer Local Agency Formation Commission (LAFCO) is an at-will employee responsible for carrying out the Commission's administrative and advisory functions. The Executive Officer oversees the daily operations of the Commission, supervises staff, and serves as the primary liaison between the Commission, governmental agencies, and the public.

Established in each county under State law, a Local Agency Formation Commission operates independently from the County, cities, special districts, and the State to regulate the boundaries and service areas of the cities and independent special districts within the County. The Commission is also responsible for preparing municipal service reviews, spheres of influence, and other studies to evaluate opportunities to improve the efficiency and effectiveness of local governmental agencies. Presently there are six cities and 37 independent special districts in Placer County.

In performance of the job, the Executive Officer will:

- Research, analyze and evaluate data and information such as population, land use, transportation and availability of public services in consideration of jurisdictional boundary changes.
- Meet with interested parties and agencies to resolve technical, policy, philosophical and political concerns.
- Prepare and present reports, including alternatives and recommendations, to the Commission regarding requests for incorporation, annexation, detachment or consolidation.
- Develop and implement goals, objectives, policies and procedures.
- Plan, organize and direct LAFCO activities including development and preparation of the Commission meeting agenda.
- Confer with and advise the Commission on a regular and ongoing basis regarding legal questions pertaining to its powers, duties, functions and obligations.
- Attend meetings of the Commission.
- Direct, oversee and participate in the development of the LAFCO work plan; assign work activities, projects and programs; monitor workflow; review and evaluate work products, methods and procedures.
- Prepare the LAFCO budget; assist in budget implementation; participate in the forecast of additional funds needed for staffing, equipment, materials and supplies; administer the approved budget.
- Recommend the appointment of personnel; provide or coordinate staff training; conduct performance evaluations; recommend discipline; implement discipline procedures as directed; maintain discipline and high standards necessary for the efficient and professional operation of LAFCO.

- Build and maintain positive working relationships with co-workers, elected officials and staff of all local governmental agencies and the public using principles of good customer service.
- Attend all Commission meetings and represent the Commission before various public and private policy making boards and agencies; participate in outside community and professional groups and committees; provide technical assistance as necessary, especially with regard to preparation of applicant proposals.
- Research and prepare technical and administrative reports; prepare written correspondence.
- Build and maintain positive working relationships with co-workers, outside counsel and the public using principles of good customer service.
- Perform related duties as assigned.

THE QUALIFICATIONS

Placer LAFCO is dynamic and highly regarded commission known for addressing complex public policy and governance issues affecting local agencies and communities. The Executive Officer position offers an excellent opportunity for a professional who enjoys working with Commissioners, other local elected officials, governmental managers, and the public to develop thoughtful and innovative solutions to local government service and boundary issues.

The ideal candidate will possess the following qualifications:

- Equivalent to a bachelor's degree from an accredited college or university in business or public administration, urban or regional planning, or a closely related field.
- Five years of increasingly responsible experience in a public agency performing administrative analysis, financial analysis, or professional planning work, including at least two years supervisory responsibility.
- A successful record of working in a policy position supporting an elected or appointed governing board of a public agency.
- Strong political acumen and interpersonal skills, with the ability to build relationships and work collaboratively with public officials, staff, and stakeholders.
- A detailed knowledge of the Cortese-Knox-Hertzberg Local Government Reorganization Act and the California Environmental Quality Act.
- Experience processing annexation and other jurisdictional boundary change applications.
- Knowledge of local government budgeting, financial analysis, and administrative systems.
- Possession of a California driver's license or willingness to provide suitable transportation.

The Commission will consider applications from candidates who may not meet every element of the ideal qualifications. However, the successful candidate is expected to have substantial knowledge and experience with the Cortese-Knox-Hertzberg Local Government Reorganization Act and the California Environmental Quality Act, or the ability to quickly demonstrate proficiency in these areas.

THE COMMUNITY

Placer County is home to approximately 430,000 residents and spans about 1,500 square miles, extending from the Sacramento Valley through the Sierra Nevada to the shores of Lake Tahoe. The county offers an exceptional diversity of landscapes from vibrant suburban communities and historic foothill towns to forested mountains, alpine lakes, and world-class recreation destinations.

Residents enjoy an outstanding quality of life with year-round access to hiking, skiing, boating, and a growing arts, dining, and cultural scene. The region's natural beauty, strong sense of community, and proximity to both Sacramento and Lake Tahoe make Placer County a highly desirable place to live and work.

Like many sought-after regions in California, housing costs in Placer County have increased in recent years. Prospective candidates are encouraged to consider housing options and availability as part of their relocation planning.

March 2026 Median Housing Costs

For Sale 3-bed. House	For Sale Condos	Rental 2-bed.	Rental 3-bed.
\$770,000	\$570,000	\$2,900/month	\$3,500/month

SALARY

The salary range is \$172,910 to \$215,966. Within the range, the starting salary will be based upon experience and qualifications.

BENEFITS

The Executive Officer is a Placer County employee and participates in Placer County employee benefit programs that includes:

- CalPERS pension consistent with the Public Employees' Pension Reform Act.
- Social security.
- A choice of health insurance plans provided through CalPERS, with the County paying 80% of the selected plan's total premium.
- Dental and vision insurance paid by the County (dependent coverage is available at employee's expense).
- A \$5,000 cafeteria plan per calendar year to be taken in cash, deposited in a medical spending account, dependent care spending account, or a sponsored 401(k) plan.
- \$750 per month to the Executive Officer for private vehicle usage.
- \$50,000 life insurance coverage, and an accidental policy of \$10,000.
- Vacation is accrued beginning at 10 days and increasing to a maximum of 25 days per year with 20 years of service.

- 12 paid days of sick leave.
- 100 hours of management leave to be used as time off or cashed out.
- Deferred Compensation: voluntary 401(k) and 457(b) plans are available through payroll deductions. The County will match one dollar for every two dollars in employee contributions made to a 401(k) account up to a maximum employer contribution of \$5,000.
- Salary protection: qualifying employees, after a waiting period of ten (10) consecutive workdays, shall receive 80% of their regular pay up to a maximum of thirteen (13) pay periods to care for self or qualifying family members, or to bond with employee's newborn or newly adopted child or foster child.
- Retiree Medical: Employees receive 50% of the County medical contribution upon retirement with ten years of CalPERS service credit, including five years of Placer County or Placer LAFCO service. Employees receive an additional 5% of the County medical contribution for each additional year of service up to 20 years.

TO APPLY

To apply, email a cover letter, a resume, and responses to the supplemental questions, so that they are received no later than 4:00 p.m. on April 17, 2026, to Joe Serrano, joe@santacruzlafco.org. To inquire about the position, please contact Mr. Serrano via email or phone at (831) 454-2055.

TENTATIVE SCHEDULE

Filing DeadlineApril 17, 2026
Screening of Applications...April 20 – May 1, 2026
Panel Interviews May 4 – May 15, 2026

Dates are subject to change based on application volume and scheduling.

Following the filing deadline, applications will be screened for minimum qualifications and overall fit. An interview panel will conduct first-round interviews and recommend one or more finalist candidates to the full Commission. The full Commission may conduct interviews of finalist candidate(s) in closed session. Following closed session deliberations, the Commission will publicly report any final action taken regarding the appointment in open session.

SUPPLEMENTAL QUESTIONS

Please respond to the following questions using no more than a few paragraphs per question. Responses must be included with the signed application.

1. Budget & Organizational Management

Describe your experience developing and managing a governmental budget. Include the size of the budget and funding sources, as well as your role in monitoring expenditures and ensuring fiscal accountability. Provide an example of how you have identified operational efficiencies, communicated budget challenges to a governing board, and implemented improvements.

2. Planning & Policy Judgment

Explain how your background in planning, public administration, or related fields has prepared you to interpret and apply complex land-use, governance, and service-delivery policies. Provide an example of a situation where you evaluated competing policy considerations and presented a recommendation to a governing body that required careful judgment and clear explanation to reach a defensible recommendation.

3. CEQA & Risk Management

Describe your experience with compliance under the California Environmental Quality Act (CEQA), including the most complex project or proposal you managed or reviewed. Explain your role in ensuring legal defensibility and how you communicated CEQA-related risks, requirements, or constraints to decision-makers and the public.

4. LAFCO or Equivalent Boundary/Service Review Experience

Describe your experience preparing or analyzing LAFCO proposals or similar boundary, service, governance, or interagency coordination projects. Highlight the most complex case you worked on and your role in navigating agency interests, resolving issues, or developing a path forward.

5. Intergovernmental & Stakeholder Relations

LAFCO decisions often involve multiple public agencies, elected officials, and community stakeholders with differing priorities and perspectives. Provide an example of a situation where you facilitated discussions among stakeholders with competing viewpoints. Describe how you maintained neutrality, ensured all perspectives were heard, and helped achieve a successful outcome.

CERTIFICATE OF APPLICANT

I hereby certify that all statements made in this application are true and I authorize investigation of all matters contained in this application. I understand that any misstatement or omission of material fact on this application will cause forfeiture on my part of employment with LAFCO of Placer County, and if employed, I will be terminated. I further agree to be fingerprinted, to submit to a complete medical examination by a County physician and to furnish such proof of age and citizenship as may be required.

Signature

Printed Name

Date



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

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MINUTES OF THE
LOCAL AGENCY FORMATION COMMISSION
OF PLACER COUNTY

Wednesday, March 11, 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

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

- A. Commissioner Terms Update and Selection Process
- B. Updates to Commissioner Requirements
- C. CALAFCO 2026 Events

Commission Clerk/Analyst Amy Engle provided the Commission with an overview of the reports from staff.

Commissioner Rohan and Gustafson provided comments.

The Commission received and filed the reports.

4. CHANGES AND APPROVAL OF THE AGENDA

There were no changes to the agenda.

ACTION

Commissioner Rohan motioned to approve the March 11, 2026, agenda, second by Commissioner Gustafson.

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

John Annacker of Newcastle provided comments.

6. CONSENT ITEMS

A. Minutes from the meeting of February 11, 2026

B. Financial Report January 2026

C. **Planwest Partners Inc. Contract Amendment.** The Commission will consider an amendment to the contract with Planwest Partners Inc. for continued Interim Executive Officer duties.

D. **Norman Dowler LLP Contract Amendment.** The Commission will consider an amendment to the contract with Norman Dowler LLP for continued legal support.

Chair Alpine invited Commissioner comments and public comments. There were none.

ACTION

Commissioner Lomen motioned to approve the March 11, 2026, consent items, second by Commissioner Gustafson.

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

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

7. BUSINESS ITEMS

A. **LAFCO Financial Audit Report on Fiscal Years 2023 and 2024.** The FY 2022-2023 and 2023-2024 audit report conducted by James Marta & Company LLP and accompanying management letter will be presented to the Commission for formal acceptance and filing.

Acting Assistant Amanda Ross introduced James Marta of James Marta & Company LLP who provided a summary of the financial audit report to the Commission.

Chair Alpine invited Commissioner comments and public comments. There were none.

ACTION

Commissioner Rohan motioned to accept and file the audit report and accompanying management letter for FY 2022-2023 and 2023-2024, second by Commissioner DeMattei.

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. **Draft Disadvantaged Unincorporated Communities (DUC) Mapping.** The Commission will receive draft disadvantaged unincorporated communities (DUC) mapping prepared by RSG, Inc. and open an agency review period before the maps return to the Commission in final form for formal acceptance.

Acting Assistant Executive Officer Amanda Ross provided the Commission with a PowerPoint presentation of the draft DUC maps.

Commissioner Gustafson asked questions, which were answered by Ms. Ross and the Interim Executive Officer Colette Santsche.

Commissioner Friedman provided comments.

Chair Alpine invited public comments. There were none.

ACTION

Commissioner Rohan motioned to receive the draft DUC maps and open the agency comment period pending the validation of the Eastern part of Placer County, second by Commissioner Gustafson.

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

C. Executive Officer’s Report.

Interim Executive Officer Colette Santsche provided an oral report with updates to ongoing LAFCO projects and administrative tasks.

Commissioner Friedman and Gustafson asked clarifying questions, which were addressed by staff.

The Commission received and filed the report.

8. CLOSED SESSION ATTENDANCE

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

ACTION

Commissioner Gustafson motioned to approve the attendance of the alternate commissioners in closed session, 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

9. CLOSED SESSION

PUBLIC EMPLOYMENT (Gov. Code § 54954.5(e))

Title: Executive Officer

At 4:43 PM, the Commission recessed to closed session.

At 5:02 PM, Chair Alpine called the meeting to order.

Legal Counsel Michael Walker reported from Closed Session that an ad hoc committee creation consisting of Commissioners Alpine, Gustafson, and Rohan was unanimously approved to review and evaluate the Executive Officer recruitment applications and make recommendations to the Commission.

10. COMMISSIONER COMMENTS

There were no Commissioner comments.

11. ADJOURNMENT

ACTION

Commissioner DeMattei motioned to adjourn the meeting at 5:04 PM, second by Commissioner Rohan.

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

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Company: CO100 County of Placer
 Budget Structure: Special District Budget - Detail Level
 Period: FY2026 - Feb
 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	(837,608.59)	(\$467,119.41)	64.20%
42010:Investment Income	(26,557.00)	0	0	(22,391.93)	(\$4,165.07)	84.32%
46360:Other Fees and Charges	(1,278,171.00)	0	0	(815,216.66)	(\$462,954.34)	63.78%
Total Expenses	1,304,728.00	0.00	237,506.43	63,157.27	\$1,004,064.30	23.04%
Total Capital Assets	0	0	0	0	0.00	0.00%
Total Expenses (Non Capital Assets)	1,304,728.00	0.00	237,506.43	63,157.27	\$1,004,064.30	23.04%
51010:Salaries and Wages	494,684.00	0	0	167,076.97	\$327,607.03	33.77%
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	45,377.93	\$121,035.07	27.27%
51220:Payroll Tax	34,889.00	0	0	9,866.08	\$25,022.92	28.28%
51240:Other Postemployment Benefits (OPEB)	4,079.00	0	0	997.33	\$3,081.67	24.45%
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	26,848.70	\$90,401.30	22.90%
51360:Workers Comp Insurance	2,633.00	0	0	329.96	\$2,303.04	12.53%
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	12,528.00	(\$328.00)	102.69%
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	554.58	\$2,071.42	21.12%
52330:Other Supplies	6,990.00	0.00	0.00	1,872.76	\$5,117.24	26.79%
52340:Postage	2,995.00	0	0	1,613.33	\$1,381.67	53.87%

Account Set	Budget	Commitments	Obligations	Actuals		Balance	Percentage of Budget
52360:Professional and Special Services - General	185,625.00	0	237,767.93	245,879.05		(\$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	18,543.60		\$1,901.40	90.70%
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	1,842.96		\$605.04	75.28%
52480:PC Acquisition	8,980.00	0	0	0		\$8,980.00	0.00%
52510:Commissioner's Fees	33,470.00	0	0	16,350.00		\$17,120.00	48.85%
52570:Advertising	5,829.00	0	0	1,326.27		\$4,502.73	22.75%
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	10,417.49		\$665.51	94.00%
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

COMMISSIONERS

STAFF REPORT

Joshua Alpine
Chair
(Special District)

DATE: April 8, 2026

Anthony DeMattei
(County)

TO: Chair Alpine and members of the Commission

Whitney Eklund
Vice Chair
(City)

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

Judy Friedman
(Special District)

Cindy Gustafson
(County)

SUBJECT: Extension of Work Out Of Class Assignment for
Commission Clerk

Sean Lomen
(City)

Susan Rohan
(Public)

ALTERNATE COMMISSIONERS

SUMMARY

Shanti Landon
(County)

The LAFCO Commission Clerk, Amy Engle, was assigned to work out of class (WOC) as the LAFCO Analyst (Staff Services Analyst I) beginning on May 31, 2025, for a period of six months. This assignment was initiated at the request of the Executive Officer to ensure operational continuity and support the LAFCO office's increased workload.

Cherri Spriggs
(Public)

Scott Wilson
(Special District)

On November 5, 2025, the LAFCO Commission approved a six-month extension to the WOC assignment for Ms. Engle.

Stephanie Youngblood
(City)

Ms. Engle is currently the only regular, full-time employee within the LAFCO office, working alongside and supporting interim leadership after the resignation of the LAFCO Executive Officer. The WOC assignment requires Ms. Engle to perform the duties of the vacant Analyst position while also maintaining the Commission Clerk responsibilities.

COUNSEL

Michael Walker
General Counsel

STAFF

Colette Santsche
Interim Executive Officer

The current WOC designation is set to expire on May 29, 2026.

Amanda Ross
Acting Assistant Executive Officer

The request to extend the WOC assignment for a period of six (6) months is in accordance with standard Placer County Human Resources policy for WOC extensions.

Amy Engle
Commission Clerk/Analyst

The original WOC compensation included a standard five percent (5%) salary increase, which is continued with an extension. Funds for the Analyst position are allocated in the adopted LAFCO budget.

Approving this extension is necessary to maintain the continuity of LAFCO operations while the office manages its current staffing model.

STAFF RECOMMENDATION

Staff recommend that the Commission authorize the Interim Executive Officer to approve a six-month extension of the WOC assignment for Amy Engle as the LAFCO Analyst.



**PUBLIC HEARING
STAFF REPORT
APRIL 8, 2026**

COMMISSIONERS

Joshua Alpine
Chair
(Special District)

Anthony DeMattei
(County)

Whitney Eklund
Vice Chair
(City)

Judy Friedman
(Special District)

Cindy Gustafson
(County)

Sean Lomen
(City)

Susan Rohan
(Public)

**ALTERNATE
COMMISSIONERS**

Shanti Landon
(County)

Cherri Spriggs
(Public)

Scott Wilson
(Special District)

Stephanie
Youngblood
(City)

COUNSEL

Michael Walker
General Counsel

STAFF

Colette Santsche
Interim Executive
Officer

Amanda Ross
Acting Assistant
Executive Officer

Amy Engle
Commission
Clerk/Analyst

TO: Chair Alpine and members of the Commission

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

SUBJECT: **Proposed Workplan and Budget for Fiscal Year
2026-2027**

SUMMARY

The Placer County Local Agency Formation Commission (LAFCO) will review recommendations from the Interim Executive Officer regarding the adoption of the Proposed Workplan and the corresponding Proposed Budget for fiscal year (FY) 2026-27.

The Proposed Workplan outlines 34 projects and tasks, most of which are ongoing and will carry forward into the new fiscal year. Following the resignation of the Executive Officer in late 2025, the Commission has maintained operations through one full-time staff member and a contracted management team. The Proposed Workplan emphasizes administrative stability and organizational continuity, consistent with the Strategic Plan 2024-2028+, including recruitment of a new Executive Officer.

The Proposed Budget totals \$1,304,727.88, consistent with the adopted operating budget for the current fiscal year.

The Interim Executive Officer recommends that the Commission adopt the Proposed Workplan and Budget, with any desired modifications, direct distribution to LAFCO's 44 funding agencies, and return on June 10, 2026, for adoption of the final Workplan and Budget for FY 2026-27.

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.

DISCUSSION AND ANALYSIS

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.

Proposed 2026-2027 Workplan & Budget Report

The attached Proposed FY 2026-2027 Workplan and Budget (Attachment A) thoroughly outlines recent accomplishments, proposed and ongoing projects, the recommended budget, funding allocations, and invoices for the Commission's 44 funding agencies. The Proposed Workplan and Budget prioritizes continued progress on existing work while advancing efforts to build long-term staffing capacity.

STAFF RECOMMENDATION

Staff recommends that the Commission adopt the Proposed Workplan and Budget with any desired modifications, distribute the Proposed Workplan and Budget to LAFCO's 44 funding agencies, and return to the June 10, 2026, meeting for the Commission's adoption of a final Workplan and Budget for FY 2026-27.

PROCEDURES

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

- 1) Receive an oral report from the Interim Executive Officer.
- 2) Open the hearing and invite comments from the public.
- 3) Consider the Proposed Workplan and Budget.
- 4) Adopt or adopt with modifications the Proposed Workplan and Budget, as set forth in proposed Resolution No. 26-04 (Attachment B to this report), via a roll-call vote.

- 5) Direct staff to distribute the Proposed Workplan and Budget to the local funding agencies.

ATTACHMENTS

- A – Proposed Workplan and Budget Report for Fiscal Year 2026-2027, submitted April 8, 2026
- B – Resolution No. 26-04 Adopting a Proposed Workplan and Budget for Fiscal Year 2026-2027
 - Exhibit A – Proposed Workplan (excerpted from Attachment A and condensed into three pages)
 - Exhibit B – Proposed Budget (excerpted from Attachment A and condensed into a single page)



Proposed 2026-2027 Workplan & Budget

Submitted April 8, 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

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

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)

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

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

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. 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), Placer County Fire Department

LAFCO staff propose that this comprehensive Service Review of CSA 28 include 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

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 incomplete pending property tax exchange negotiations.

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

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

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

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

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

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

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

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

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

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 2028. 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 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 (127%) compared to the prior fiscal year.
2. Postage: anticipated increase of \$408.86 (14%), compared to the prior fiscal year.
3. Information Technology (IT): anticipated increase of \$25,086.92 (123%), 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 (167%) from the prior fiscal year.

5. County Cost Allocation Plan: anticipated increase of \$18,647 (213%), 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	\$(289.24)	-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	\$3,330.90	127%
	52330	Other Supplies	\$7,186.96	\$6,990.15	\$6,990.15	-	0%
52340	Postage	\$3,876.10	\$2,995.14	\$3,404.00	\$408.86	14%	
52360	Professional and Special Services - General	\$462,414.95	\$185,625.00	\$235,460.71	\$49,835.71	27%	

	Ledger	Description	FY 24/25 Actuals	FY 25/26 Adopted Budget	FY 26/27 Proposed Budget	Variance	Percent Variance
	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	\$25,086.92	123%
	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	\$4,079.32	167%
	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	\$18,647.00	213%
		TOTAL EXPENSES	\$1,158,501.68	\$1,304,727.88	\$1,304,727.88	\$(0.00)	0%
		Non-Budgetary Item	FY 24/25 Actuals				
		Fiduciary Net Position	\$298,168.45				
		Assigned Fund Balance	\$250,000.00				

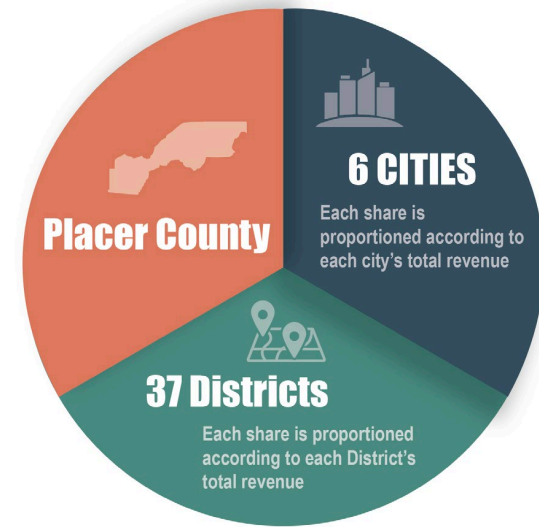
LAFCO Funding

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	8%
Alta Fire Protection District	\$126,235.00	0.034%	\$150.49	\$145.50	\$(5.00)	-3%
Auburn Cemetery District	\$1,307,695.00	0.354%	\$1,661.46	\$1,507.23	\$(154.23)	-10%
Auburn Recreation and Park District	\$6,524,046.00	1.765%	\$7,358.23	\$7,519.53	\$161.30	2%
Auburn Valley Community Services District	\$551,805.00	0.149%	\$606.31	\$636.00	\$29.69	5%
Cemetery District No. 1 (Placer)	\$3,065,471.00	0.829%	\$3,364.09	\$3,533.22	\$169.13	5%
Christian Valley Park Community Services District	\$520,598.00	0.141%	\$1,012.34	\$600.03	\$(412.31)	-69%
Colfax Cemetery District	\$256,838.00	0.069%	\$312.34	\$296.03	\$(16.31)	6%
Donner Summit Public Utility District	\$4,214,872.00	1.14%	\$5,069.69	\$4,858.01	\$(211.68)	-4%
Foresthill Fire Protection District	\$2,587,018.00	0.700%	\$4,249.14	\$2,981.76	\$(1,267.38)	-43%
Foresthill Public Utility District	\$3,325,359.00	0.900%	\$3,883.62	\$3,832.76	\$(50.86)	-1%
Heather Glen Community Services District	\$191,724.00	0.052%	\$254.20	\$220.98	\$(33.22)	-15%
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)	-9%
Midway Heights County Water District	\$850,579.00	0.230%	\$1,057.46	\$980.37	\$(77.09)	-8%
Newcastle - Rocklin - Gold Hill Cemetery District	\$3,126,014.00	0.846%	\$3,497.03	\$3,603.00	\$105.98	3%
Newcastle Fire Protection District	\$1,077,472.00	0.291%	\$1,405.23	\$1,241.88	\$(163.35)	-13%
North Tahoe Fire Protection District	\$19,674,430.00	5.322%	\$24,948.49	\$22,676.48	\$(2,272.01)	-10%
North Tahoe Public Utility District	\$19,803,286.00	5.357%	\$23,805.29	\$22,825.00	\$(980.29)	-4%
Northstar Community Services District	\$25,532,602.00	6.907%	\$34,073.67	\$29,428.54	\$(4,645.14)	-16%
Olympic Valley Public Service District	\$10,136,135.00	2.742%	\$11,775.78	\$11,682.77	\$(93.01)	-1%
Penryn Fire Protection District	\$1,477,073.00	0.400%	\$1,769.99	\$1,702.45	\$(67.53)	-4%

Independent Special District Name	Revenue*	Pct of Revenue Total	FY 25-26 Invoice	FY 26-27 Proposed Invoice	Variance	Pct Variance
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%
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
	City of Lincoln Village 5B/7B Reorganization	Pending
	City of Lincoln Brar Property Reorganization	Pending
	City of Lincoln Moore Ranch East Reorganization	Pending
	City of Rocklin West Oaks Apartments Highway 65 Reorganization	Pending
	South Placer Municipal Utility District Annexation	Pending
	South Placer Fire Protection District Detachment	Pending
	City of Auburn PG&E Substation Out of Agency Agreement	Pending
	Olympic Valley Public Service District and North Tahoe Fire Protection District Reorganization	Pending

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

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

PLACER LAFCO RESOLUTION NO. 26-04

RESOLUTION OF THE LOCAL AGENCY FORMATION COMMISSION OF PLACER
COUNTY ADOPTING A PROPOSED WORKPLAN AND BUDGET FOR FISCAL
YEAR 2026-27

WHEREAS, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 requires the Placer County Local Agency Formation Commission (Commission) to perform specific regulatory and planning duties in facilitating efficient and accountable local government; and

WHEREAS, the Commission is required to adopt proposed and final budgets annually by May 1 and June 15, respectively; and

WHEREAS, the Executive Officer has prepared a written report and recommendations on a Proposed Workplan and Budget for Fiscal Year 2026-27; and

WHEREAS, the Commission has heard and fully considered all the evidence on a Proposed Workplan and Budget for Fiscal Year 2026-27 presented at a noticed public hearing held on April 8, 2026;

NOW, THEREFORE, THE COMMISSION DOES HEREBY RESOLVE, DETERMINE, AND ORDER as follows:

1. The Proposed Workplan for Fiscal Year 2026-27, attached as Exhibit A, is approved as the Proposed Workplan.
2. The Proposed Budget for Fiscal Year 2026-27, attached as Exhibit B, is approved as the Proposed Budget.
3. The Executive Officer is directed to circulate copies of the approved Proposed Workplan and Budget to all LAFCO funding agencies and return with a Final Workplan and Budget for the Commission's consideration by June 10, 2026.

The foregoing resolution was duly passed and adopted by the Local Agency Formation Commission of Placer County at a regular meeting held on the 8th day of April 2026 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Joshua Alpine, Chair
Local Agency Formation Commission
County of Placer, State of California

ATTEST:

Amy Engle, Clerk to the Commission

2026-2027 Workplan Table

Applications

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
	City of Lincoln Village 5B/7B Reorganization	Pending
	City of Lincoln Brar Road Reorganization	Pending
	City of Lincoln Moore Ranch East Reorganization	Pending
	City of Rocklin West Oaks Apartments Highway 65 Reorganization	Pending
	South Placer Municipal Utility District Islands Annexation	Pending
	South Placer Fire Protection District Detachment	Pending
	City of Auburn PG&E Substation Out of Agency Agreement	Pending
	Olympic Valley Public Service District and North Tahoe Fire Protection District Reorganization	Pending

Administrative Projects

Task/Project	Actions	Time Frame / Status
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
Placer LAFCO Audit	Complete	
Policies	Complete	
EO Recruitment	The EO recruitment and selection process is ongoing.	Pending
Placer County/LAFCO MOU	Draft MOU revisions are in progress.	Pending
Hiring one LAFCO Analyst	Recruitment is being initiated.	Pending
Commissioner Onboarding	Provide training to new Commissioners.	Ongoing
Strategic Planning	Continue implementing the Commission's Strategic Plan.	Ongoing
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

Multi-Year Work Program (Service Reviews)

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
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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
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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
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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

No.	Independent Special District	Adoption Date	Planned Service Review and Notes
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

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

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)
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	\$(289.24)	-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	\$3,330.90	127%
	52330	Other Supplies	\$7,186.96	\$6,990.15	\$6,990.15	-	0%
	52340	Postage	\$3,876.10	\$2,995.14	\$3,404.00	\$408.86	14%
	52360	Professional and Special Services - General	\$462,414.95	\$185,625.00	\$235,460.71	\$49,835.71	27%
	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	\$25,086.92	123%
	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	\$4,079.32	167%
	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	\$18,647.00	213%	
TOTAL EXPENSES			\$1,158,501.68	\$1,304,727.88	\$1,304,727.88	\$(0.00)	0%
Non-Budgetary Item			FY 24/25 Actuals				
			Fiduciary Net Position	\$298,168.45			
			Assigned Fund Balance	\$250,000.00			



COMMISSIONERS

STAFF REPORT

Joshua Alpine
Chair
(Special District)

DATE: April 8, 2026

Anthony DeMattei
(County)

TO: Chair Alpine and members of the Commission

Whitney Eklund
Vice Chair
(City)

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

Judy Friedman
(Special District)

**SUBJECT: LAFCO Project No. 2022-05: Reorganization of
Placer Hills and Newcastle Fire Protection
Districts – Protest Hearing Outcome**

Cindy Gustafson
(County)

Sean Lomen
(City)

Susan Rohan
(Public)

**ALTERNATE
COMMISSIONERS**

Shanti Landon
(County)

Cherri Spriggs
(Public)

Scott Wilson
(Special District)

Stephanie
Youngblood
(City)

COUNSEL

Michael Walker
General Counsel

STAFF

Colette Santsche
Interim Executive
Officer

Amanda Ross
Acting Assistant
Executive Officer

Amy Engle
Commission
Clerk/Analyst

SUMMARY

On March 25, 2026, the Chair of the Commission, acting as the hearing officer, conducted a protest hearing for the above-subject proposal at 5:00 PM at Newcastle Fire Protection District Fire Station 41, located at 9350 Old State Highway in Newcastle.

The action before the Commission is to adopt proposed Resolution No. 26-03 (Attachment A) confirming the results of the protest proceedings and ordering the Reorganization of the Placer Hills Fire Protection District (Placer Hills FPD) and the Newcastle Fire Protection District (Placer Hills FPD) as approved by the Commission in LAFCO Project No. 2022-05, Reorganization of the Placer Hills and Newcastle Fire Protection Districts.

BACKGROUND

The subject fire protection districts initiated the project by submitting a joint resolution of application to the Placer County Local Agency Formation Commission (LAFCO) for reorganization, with the following concurrent actions: dissolution of the Newcastle FPD and the annexation of the former Newcastle FPD territory to Placer Hills FPD as successor agency.

LAFCO ACTION SUMMARY

On February 11, 2026, the Commission conditionally approved the proposal, subject to a protest hearing. As part of the Commission's

approval of LAFCO Resolution No. 26-02, the Commission delegated to its Executive Officer or the Executive Officer's designee the performance of all protest hearing requirements under California Government Code section 57000 et seq.

PROTEST HEARING

Notice of the protest hearing was published in the *Auburn Journal* on March 4, 2026, and in the *Loomis News* on March 6, 2026. Notice was also mailed to all landowners within the Newcastle FPD boundary on March 2, 2026. Notices and protest forms were posted on the LAFCO website and physically posted at Newcastle Fire Protection District Station 41. The protest hearing period commenced on March 2, 2026, and concluded at the close of the protest hearing on March 25, 2026.

Prior to the protest hearing, LAFCO staff received 93 written protests. Of those, 60 were from landowners and 33 from registered voters. Out of the 93 protests, six were rejected for various reasons, including the protestor was not listed in the registered voter list provided to LAFCO staff from the County Registrar of Voters, the protesting landowner did not own land within in the Newcastle FPD boundary, the protest was signed outside of the protest period date range, or duplicate protests were received.

On the morning of the protest hearing, a member of the public made a threatening statement toward LAFCO staff regarding the scheduled protest hearing. As a result of this threat, the LAFCO office was closed to the public. Written protests continued to be accepted at the front desk of the Placer County Air Pollution Control District (in whose building the LAFCO office is located) until 3:00 PM when they were delivered to LAFCO staff to be counted for the protest hearing. Sheriff's deputies were requested to be in attendance to keep order, and the Interim Executive Officer designated the Chair of the Commission to conduct the protest hearing on her behalf.

At the protest hearing, held virtually and in person, the Chair opened the hearing. Placer Hills FPD staff briefly summarized the project. LAFCO staff summarized the proposal, the resolution, and the Commission's actions. The Chair then opened the public comment period. Fifteen members of the public provided oral statements. Two were in support and the remaining were in opposition. Many comments included concerns that neighbors did not receive the mailed notice, concerns with the validity of the process, and questions regarding the additional tax. The Chair then closed the public comment period. The Acting Assistant Executive Officer announced the preliminary outcome of the protest hearing at the close of the hearing. Sheriff's deputies attended the hearing, which proceeded without incident.

Value of the Protests Received

According to the Placer County Registrar of Voters, there are a total of 3,679 registered voters in the affected territory, consisting of the territory within the jurisdictional boundaries of the Newcastle FPD. The total assessed value of land within the affected territory was \$364,039,747 based on the 2024-2025 assessment roll. Below are the results of the protest hearing.

Registered Voters

LAFCO received a total of 48 registered voter protests by the conclusion of the hearing. However, four protests were from persons not registered to vote within the affected

territory. Thus, the total number of valid registered voter protests was 44, or 1.2 percent of the total number of registered voters. For a successful registered voter protest, at least 25 percent of registered voters were required to file written protests before the conclusion of the hearing. Because of the low value of registered voter protests, the Interim Executive Officer did not request further verification by the Placer County Registrar of Voters.

Landowners

LAFCO received a total of 77 landowner protests at the conclusion of the hearing. However, seven protests were rejected due to the persons submitting the protests not being owners of land within the Newcastle FPD territory, the protest was signed outside of the protest period date range, or duplicate protests were received. Combined, the total value of land for the 70 ballots was \$7,545,374, or approximately 2.1 percent of the total value of land within the affected territory. For a successful landowner protest, at least 25% of the number of landowners who also own at least 25% of the assessed value of land within the affected territory were required to file written protests before the conclusion of the hearing. Because of the low value of landowner protests, the Interim Executive Officer did not request further verification by the Placer County Assessor's Office.

Because the written protests failed to meet the required thresholds, provisions of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 require the Commission to order the reorganization without an election.

STAFF RECOMMENDATION

The Interim Executive Officer recommends the Commission adopt Resolution No. 26-03, confirming the results of the protest proceedings and ordering the reorganization of the Placer Hills and Newcastle Fire Protection Districts as approved by the Commission in Resolution No. 26-02, including all terms and conditions.

Submitted on behalf of the Interim Executive Officer.

Amanda Ross,
Acting Assistant Executive Officer

ATTACHMENTS

A – LAFCO Resolution No. 26-03 Confirming the Results of the Protest Proceedings for and Ordering the Reorganization of the Placer Hills and Newcastle Fire Protection Districts

PLACER LAFCO RESOLUTION NO. 26-03

RESOLUTION OF THE LOCAL AGENCY FORMATION COMMISSION OF PLACER COUNTY CONFIRMING THE RESULTS OF THE PROTEST PROCEEDINGS FOR AND ORDERING THE REORGANIZATION OF THE NEWCASTLE AND PLACER HILLS FIRE PROTECTION DISTRICTS

(LAFCO Project No. 2022-05)

WHEREAS, on February 11, 2026, the Local Agency Formation Commission of Placer County (LAFCO or Commission), pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, commencing with section 56000 of the California Government Code (GC), adopted Resolution No. 26-02 making determinations and conditionally approving the Reorganization of the Newcastle Fire Protection District (Newcastle FPD) and Placer Hills Fire Protection District (Placer Hills FPD); and

WHEREAS, the reorganization was approved subject to the terms and conditions set forth in Resolution No. 26-02.

WHEREAS, the Commission is the conducting authority for the proposal pursuant to GC section 57000 et seq. and is responsible for determining the outcome of protest proceedings; and

WHEREAS, the Commission delegated to its Executive Officer or the Executive Officer's designee the performance of all conducting authority proceedings required under GC section 57000 et seq.; and

WHEREAS, the Executive Officer's designee held the protest hearing on March 25, 2026, after providing notice of the hearing in the form and manner prescribed by law; and

WHEREAS, the affected territory is inhabited as defined in GC section 56046; and

WHEREAS, the total number of registered voters within the affected territory at the time of the protest hearing was 3,679, and the total assessed value of land within the affected territory at the last equalized assessment roll was \$364,039,747; and

WHEREAS, the Commission received 48 registered voter protests, of which 44 were determined to be valid, representing approximately 1.2 percent of the total number of registered voters within the affected territory; and

WHEREAS, the Commission received 77 landowner protests, of which 70 were determined to be valid, representing a total of \$7,545,374 in assessed land value, or approximately 2.1 percent of the total assessed value of land within the affected territory;

NOW, THEREFORE, BE IT HEREBY RESOLVED, DETERMINED, AND ORDERED as follows:

1. The Commission determines that the value of written protests filed and not withdrawn does not meet the thresholds required under GC sections 57077.3 and 57092(a) for an election.
2. The Commission hereby orders the reorganization of the Newcastle FPD and Placer Hills FPD as approved by the Commission in LAFCO Project No. 2022-05, the Reorganization of Newcastle and Placer Hills Fire Protection Districts,

pursuant to Resolution No. 26-02, without an election.

3. The Executive Officer is authorized and directed to record a Certificate of Completion upon satisfaction of all terms and conditions.

The foregoing resolution was duly passed and adopted by the Local Agency Formation Commission of Placer County at a regular meeting thereof, held on April 8, 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Joshua Alpine, Presiding Officer
Local Agency Formation Commission
County of Placer, State of California

Attest:

Amy Engle, Clerk to the Commission



STAFF REPORT

COMMISSIONERS

Joshua Alpine
Chair
(Special District)

Anthony DeMattei
(County)

Whitney Eklund
Vice Chair
(City)

Judy Friedman
(Special District)

Cindy Gustafson
(County)

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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: April 8, 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.

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
 - Next Steps:
 - Placer County Tahoe Staff Meeting - April 8, 2026
 - Agency Informational Meeting – April 28, 2026
 - Request for Proposals for Comprehensive Fiscal Analysis – Draft RFP/Scoping in progress

- 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: LAFCO staff provided admin draft MSR/SOI revisions to RSG on April 2, 2026
 - Next Steps: Revised draft to be circulated to agencies for final review/comment, prior to 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: As of April 2, 2026, only one official application has been submitted. There have been many resumes submitted (over 20) but those individuals must submit a complete application, with answers to the supplemental questions.
 - Next Steps:
 - Screening of Applications: April 20 – May 1, 2026
 - Panel Interviews: May 4 – May 15, 2026
 - Special Meeting for Finalist Interviews – May 27, 2026 (tentative)
- Analyst I Recruitment
 - Six-month extension of the work out of class (WOC) assignment for Amy Engle as the LAFCO Analyst
 - Interim EO to initiate recruitment of the Staff Services Analyst I position prior to June 1, 2026.
- Draft Memorandum of Understanding (MOU) revisions – in progress
- CALAFCO Conference
 - May 6 – 8, Pismo Beach
- Upcoming June 10, 2026 Commission Meeting
 - Final Budget and Work Plan
 - Fee Schedule Update
 - Policy Updates

STAFF RECOMMENDATION

Receive and File the Executive Officer Report

ATTACHMENT

None