

## **PLACER LOCAL AGENCY FORMATION COMMISSION**

Susan Rohan (Public), Chair; Joshua Alpine (District); Bonnie Gore (County); Paul Joiner (City); William Kahrl, (District); Joe Patterson, (City); Robert Weygandt (County), Vice Chair, Alternate Commissioners: Scott Alvord (City); Vacant (Public); Jim Holmes, (County); Mike Lynch (District)

### **REGULAR HEARING AGENDA March 11, 2020 - 4:00 P.M. Board of Supervisors' Chambers County Administrative Building 175 Fulweiler Avenue, Auburn, CA 95603**

- 1. Flag Salute**
- 2. Call to Order and Roll Call**
- 3. Approval of Agenda** (Action item)
- 4. Public Comment:** This is the time when persons may address the Commission on items not on the agenda. Please limit comments to three (3) minutes as the Commission is not permitted to take any action on items presented as public comment.
- 5. Approval of Minutes** from the November 13, 2019 Commission hearing (Action item)
- 6. Selection of Alternate Public Member for 2020-2023 term** (Action item)
- 7. New Commissioner:** The newly selected Alternate Public member will be sworn in and seated.
- 8. Discussion of potential work items:** The Executive Officer will present suggestions on potential work items discussed at the November 13, 2019 Commission.
- 9. Executive Officer Reports:**
  - Legislative Committee update
  - Proposal Status and proposals expected
  - Special District Selection
  - Budget
  - Staffing
- 10. Commissioner Reports:**
- 11. Adjournment:** Next Commission meeting is scheduled for April 8, 2020

For further information or to provide written comments on any item on the agenda, please contact the Placer LAFCO. Materials related to an item on this Agenda submitted to the Commission after distribution of the agenda packet are available for public inspection in the Placer LAFCO office at 110 Maple Street, Auburn, CA 95603 during normal business hours. Phone: (530) 889-4097. Placer LAFCO is committed to ensuring that persons with disabilities are provided the resources to participate in its meetings. If you require a disability-related accommodation, please contact the Clerk to the Commission at least two business days prior to the meeting date.

**PLACER LOCAL AGENCY FORMATION COMMISSION**

Susan Rohan (Public), Chair; Joshua Alpine (District); Bonnie Gore (County); Paul Joiner (City); William Kahrl, (District); Joe Patterson, (City); Robert Weygandt (County), Vice Chair, Alternate Commissioners: Scott Alvord (City); Vacant (Public); Jim Holmes, (County); Mike Lynch (District)

**MINUTES  
November 13, 2019**

1. The flag salute was let by Commissioner Alpine.
2. Call to Order and Roll Call: The meeting was called to order by Chair Rohan at 4:00 p.m. in the Board of Supervisors Chambers at 175 Fulweiler Avenue, Auburn, CA. Commissioners present and seated were Joiner, Alpine, Kahrl, Gore, Weygandt, Patterson, and Rohan. Staff present were Executive Officer Kris Berry, LAFCO Counsel Bill Wright, and Commission Clerk Linda Wilkie.
3. Approval of Agenda: The Agenda was approved by motion for approval as submitted. Gore/Alpine/7:0
4. Public Comment: There was no public comment.
5. Approval of Minutes from the August 14, 2019 Commission hearing: Chair Rohan opened to the public for comments. There being no comments, public comments was closed. The minutes were approved as submitted by motion: Joiner/Weygandt/7:0
6. Selection of Alternate Public Member for 2019-2023 term: Chair Rohan (a public member) was not eligible to vote.

Ms. Berry stated that this was to replace the alternate public member seat that was held by Jim Gray. She said that LAFCO had received three applications.

Two of the candidates (Pete Constant and Stan Nader) were present and spoke to the Commission. The third candidate (Paula Bertoncin) was not present.

After considerable discussion by the Commission it was decided to extend the application deadline to allow staff to inform public forums a chance to apply. It was suggested that the item be brought back to the Commission in February.

A motion was made and approved to extend the recruitment period. Alpine/Joiner/6:1

7. New Commissioner: The newly selected Alternate Public member will be sworn in. Postponed

8. Savig Extension of Service from the South Placer Municipal Utility District (LAFCO 2019-05) The Commission was asked to approve an agreement for an out of area service extension to allow the South Placer Municipal Utility District to provide sewer service to the Savig parcel. Approved as requested by motion: Joiner/Kahrl/7:0

9. Executive Officer Reports:  
Legislative Committee update  
Proposal Status  
Conference update

10. Commissioner Reports: None

11. Presentation regarding the LAFCO process. A presentation and outline of the LAFCO process was made by LAFCO Counsel William Wright.

12. Adjournment: Chair Rohan adjourned the meeting at 6:00 p.m.

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Linda Wilkie, Commission Clerk

March 11, 2020  
Item 6

**PLACER COUNTY**

**LOCAL AGENCY FORMATION COMMISSION**

110 Maple Street, Auburn California 95603

530-889-4097

Email: [lafco@placer.ca.gov](mailto:lafco@placer.ca.gov)

**MEMO**

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**DATE:** March 5, 2020

**TO:** Chair Rohan, Commissioners Alpine, Gore, Joiner, Kahrl, Patterson, Vice Chair Weygandt. Alternate Commissioners Alvord, Holmes, Lynch

**FROM:** Kris Berry, AICP, Executive Officer 

**SUBJECT:** LAFCO Commission Alternate Public Member appointment

**RECOMMENDATION**

Appoint a new alternate public member to the Commission.

**BACKGROUND**

Pursuant to Section 56425(d) of the Cortese-Knox-Hertzberg Local Government Reorganization Act, the public member is appointed by vote of the other six members of the Commission. The person must receive the vote of at least one of the county representatives, one of the city representatives, and one of the special district representatives. The public member may not be an officer or employee of the County, or any city or district within Placer County. Aside from these requirements, the process for appointment is at the discretion of the Commission.

**DISCUSSION**

At the November 13, 2019 Commission meeting, the Commission was presented with three potential applicants for the Alternate Public Member. After discussion, the Commission requested that staff extend the recruitment time, and requested that we use additional tools and resources for the recruitment. In addition to the required recruitment, which includes legal notices in all of the adjudicated Placer County newspapers, and posting on our website, we sent out over 200 letters to various citizens, City Councils, Special District Boards and anyone who was recommended by individuals on our Commission. We also sent letters to all known service clubs including Kiwanis, Lyons, Rotary and Soroptimists. Press releases were done thru the help of the County Public Information office. We received a total (including the three previous applications) of seven applicants, listed below in alphabetical order.

Applicants include

Paula Bertocin

Eric Bose

Pete Constant

Trevor Kyle Caulder

Richard Lewis

Stan Nader

Jeffrey Starsky

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

RECEIVED  
OCT 10 2019  
PLACER LAFCO

**ALTERNATE PUBLIC MEMBER**

Name: PAULA BERTONCIN  
Residence Address: 23880 FH Road FH, 95631  
Residence Telephone Number: 510-610-0414  
E-Mail Address: \_\_\_\_\_  
Employer: \_\_\_\_\_  
Business Address: \_\_\_\_\_  
Business Telephone Number: \_\_\_\_\_

I am applying for the position of Alternate Public Member

=====  
Please briefly describe your experience in local government and/or with local community organizations: \_\_\_\_\_

Please reference attached.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Please briefly describe your employment experience:

Please reference attached.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Please briefly describe your educational background:

Please reference attached.  
\_\_\_\_\_  
\_\_\_\_\_

On a separate page, explain why you are interested in serving on the Placer Local Agency Formation Commission, and how your appointment would be of benefit to the Commission and the community. Please do not exceed one page.

Signed: Paul H. Star Dated: 10/8/2019

**Applications must be received no later than 4:30 p.m. on October 14, 2019.**

Thank you for your interest in the Placer Local Agency Formation Commission.

PLACER LOCAL AGENCY FORMATION COMMISSION

**ALTERNATE PUBLIC MEMBER**

**PAULA BERTONCIN** (Applicant for Alternate Public Member)

23880 Foresthill Road, Foresthill, CA 95631

510-610-0414

[BlackBearPause@yahoo.com](mailto:BlackBearPause@yahoo.com)

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**Local Government / Community Organizations**

Pro-actively attend and participate at Foresthill Forum MAC meetings and Fire District meetings to assist in promoting goals to the benefit of the Foresthill community and Placer County. In 2018 and 2019, collaborated with a network of volunteers to lead a special fire tax campaign measure to secure funding for the Foresthill Fire Protection District with the goal to have the fire district remain solvent and independent. The initiative required extensive research of fire delivery service models and system wide program funding. After analyzing two failed ballot measure attempts, a new approach was implemented which included authoring factually informative and educational materials, crafting ballot measure language and supporting arguments, training individuals to canvass neighborhoods, and presenting compelling arguments to the community at large. The measure passed and the community is pleased. Continue today in role as a volunteer providing community outreach on various topics so the community at large stays current on activities that impact residents and tourists.

**Employment**

My professional career includes experience in the manufacturing arena for several semiconductor companies, computer software and internet technology industry, and medical malpractice insurance companies. In the role of Vice President of Operations & Administration and Corporate Secretary between 2000 and 2013, my duties were complex requiring a solid understanding of all business operations including placement of policies and claims processing with adherence to state and federal regulatory compliance requirements. Resume is attached.

**Education**

Golden Gate University, San Francisco, CA /Bachelor of Science, Business Management  
Massachusetts Bay Community College, Wellesley, MA /Associates of Science, Business Education

**PAULA BERTONCIN** (Applicant for Alternate Public Member)

As a Placer County resident since 2007, I've taken an active interest in learning the mechanics and operations of special districts in how resources, funding, and assets such as water and fire protection are managed. Foresthill, a special district, faces several challenges due to its low tax base and physical remoteness; yet, Foresthill is vital to Placer County and surrounding communities because of the need for them to access the PCWA water system infrastructure and PG&E power sources.

Foresthill has made strides in creating synergistic opportunities in and around Placer County but more needs to happen for surrounding communities to appreciate the value of Foresthill to the County and for Foresthill to learn more about the challenges faced by those residing outside this niche community. Foresthill led the way in passing a special fire tax measure partnering with Placer Hills Fire District to cohesively educate voters on this complex topic. This approach showcases that working together achieves results and saves money and time as special districts have limited resources and funding.

With my diverse background, ability to discern core issues, and willingness to learn and research matters, I think that my independent perspective and experience would be of great value in LAFCO's future decision-making process.

Foresthill was a tough venue to encourage change bringing with it a paradigm shift from a consumer mentality to one of "ownership", but with time, consistency and dedication, the Foresthill community demonstrated what could be achieved through commitment and purpose. The Foresthill of today reflects pride of ownership in the infrastructure it has built and sustained and have earned a seat at the LAFCO table. Foresthill has faced challenges like no others and come out on top.

I want to be the alternate public member as I was instrumental in reshaping and promoting this vibrant community. Thank you for your time and consideration.



Paula

10/8/2019

**PAULA BERTONCIN**

23880 Foresthill Road, Foresthill, California 95631

Phone 510.610.0414 / Email blackbearpause@yahoo.com

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Business professional with diversified skill set and over 10 years of insurance experience. Seeking position that will benefit from a customer service oriented individual able to prioritize projects, coordinate meetings, research & analyze data, and produce quality written materials.

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**INDEPENDENT CONTRACTOR, COMMUNITY VOLUNTEER, NEWS WRITER**

2013 to present

- Manage all aspects of internet sales with 100% customer satisfaction rating
- Community outreach volunteer; organized meetings to improve local services; authored materials resulting in special tax ballot passing in 2019
- Liaison with officials from Placer County on emerging concerns within the county
- Independent article writer and contributor to the local community newspaper and social media sites

**EMERGENCY PHYSICIANS INSURANCE COMPANY RISK RETENTION GROUP, INC. (EPIX)**

INSURANCE SERVICES ENTERPRISE FOR PROFESSIONAL LIABILITY & SERVICES FOR EMERGENCY PHYSICIAN MEDICAL GROUPS

1/2007 through 12/2012

Vice President, Operations & Administration and Corporate Secretary

- Managed Human Resources, Information Technology, Facilities, Contract Management, Regulatory Compliance
- Appointed as Chief Risk Officer for Enterprise Risk Management and Regulatory compliance
- Developed materials for Board of Governors and Advisory Committee meetings
- Oversaw marketing programs (web design; draft press releases & owner/broker communications)
- Led initiative for implementing electronic policy administration system
- Participated in developing strategic business plans and corporate objectives
- Interfaced with finance, claims and underwriting to streamline premium and broker commission
- Evaluated and implemented improvements by analyzing business processes, validating best practices, leading organizational change through coaching, technology implementations
- Identified operational risks and formalized alternative framework to achieve goals

**MEDAMERICA MUTUAL RISK RETENTION GROUP, INC.**

INSURANCE SERVICES FOR PROFESSIONAL LIABILITY AND SERVICES FOR EMERGENCY PHYSICIAN MEDICAL GROUPS

Vice President, Board & Regulatory Affairs

1/2000 through 12/2006

- Managed Human Resources; converted payroll to web-based system; developed benefit program
- Implemented marketing branding methodology to support strategic planning initiatives
- Identified business processes to comply with regulatory compliance requirements; designed and implemented Corporate Compliance program and audits; obtained corporate insurance coverages realizing 30% expense reduction
- Developed and administered \$2+ million budget and operational strategies in support of business and profit objectives; facilitated contracts and service partner relations; negotiated facility lease terms, design and relocation; created database for records retention program
- Prepared materials for Board of Directors & Committees; collaborated on policies, charters, articles; implemented electronic voting system; developed compliance program and corporate records.

**EDUCATION**

- Golden Gate University, San Francisco, CA /Bachelor of Science, Business Management
- Massachusetts Bay Community College, Wellesley, MA /Associates of Science, Business Education

**REFERENCES AVAILABLE**

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

**ALTERNATE PUBLIC MEMBER**

Name: Eric J. Bose

Residence Address: 6699 Oak Hill Drive, Granite Bay, CA 95746

Residence Telephone Number: 916.390.0146

E-Mail Address: ejbose@gmail.com

Employer: SunChase Holdings, Inc.

Business Address: 2260 Douglas Blvd., Suite 240. Roseville, CA 95661

Business Telephone Number: 916.773.1101

I am applying for the position of Alternate Public Member

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Please briefly describe your experience in local government and/or with local community organizations: I have been a land planning consultant and

professional for over 30 years, with extensive experience working with and for

local governments throughout the Southwest United States. I've also served as an

elected member of the Eureka Union School District Board of Trustees, and have been

an appointed member of the Granite Bay Municipal Advisory Council (GBMAC)

for over 10 years.

Please briefly describe your employment experience:

I have worked for several land planning consulting firms in Orange County, CA

and have been the Director of Land Development with SunChase Holdings, Inc. for

22 years. I have extensive experience in the master planning, entitlement, permit

processing and development of several master planned communities. I have also

provided municipal consulting services to local cities and counties early in my career.



**ERIC J. BOSE**  
6699 Oak Hill Drive  
Granite Bay, California 95746  
(916) 390-0146  
[ejbose@gmail.com](mailto:ejbose@gmail.com)

## PROFESSIONAL EXPERIENCE:

### DIRECTOR of LAND DEVELOPMENT, SunChase Holdings, Inc., Scottsdale, AZ/ Roseville, CA Dec/1997 - Present

Responsible for all facets of land development management for large-scale master-planned community projects. Notable projects include HOKULI'A, Kona Coast, Hawaii; MOUNTAIN HOUSE, San Joaquin County, California; ESTRELLA, Goodyear, Arizona. Responsibilities include diligence, engineering, budget development/management, master planning and entitlements, design/visioning, environmental analysis and compliance, construction management, master marketing and communications, merchant builder management and coordination, public relations, community branding; amenity programming and design and property management.

### V.P./SENIOR ASSOCIATE, FMA International, Costa Mesa, Orange County, CA Sep/1994 – Dec/1997

Responsible for management of large-scale master plan design and entitlement projects for multiple client entities. Duties included master planning, entitlements, management of multi-discipline consultant teams. Responsible for governmental relations, business development, contract management, company administration, and client relations.

### PROJECT MANAGER, PBR (Phillips, Brandt, Reddick), Irvine, Orange County, CA Apr/1991 - Nov/1993

Responsible for management/preparation of master planning projects for multiple private and public sector clients, including Specific Plans, Master Plans, EIR's, development/entitlement evaluations, and public sector General Plans and Master Plan studies. Managed multi-discipline consultant teams, governmental relations, client relations and staff management.

### PROJECT MANAGER, Turrini & Brink Planning Consultants, Orange County, CA Jun/1988 – Mar/1991

Responsible for management/preparation of large-scale master planning projects including General Plans Specific Plans, EIR's. Managed multi-discipline consultant teams, government relations, client relations, and staff management.

### PUBLIC SECTOR INTERSHIPS, Pasadena and West Covina, California May/1985 - May/1987

## EDUCATION:

### **CALIFORNIA POLYTECHNIC STATE UNIVERSITY, POMONA**

Bachelor of Science - Urban and Regional Planning; College of Environmental Design

- President of the American Planning Student Association – Cal Poly Pomona Chapter

## AWARDS:

- Placer County Board of Supervisors -- Recipient, Commemorative Coin Award for Community Service – 2013
- American Society of Civil Engineers - Project of The Year – Mountain House New Town – 2003
- The National Sales and Marketing Council – Silver Award – Best Internet Ad Campaign/Promotion – 2004
- The National Sales and Marketing Council - Silver Award – Best Master Plan Marketing Pavilion – 2005
- International Global Water Awards – Project of The Year - Mountain House Water Recycling Facility – 2006

## GUEST SPEAKING:

- URBAN LAND INSTITUTE, Panelist, Master Planned Communities, Sales and Marketing Innovations.
- UNIVERSITY OF CALIFORNIA, EXTENSION; Guest Lecturer, CEQA for Architects and Engineers.

## PUBLIC SERVICE:

- CHAIRMAN, Granite Bay Municipal Advisory Council – Granite Bay, Placer County, CA (December 2008 – Current)
- TRUSTEE, GOVERNING BOARD, Eureka Union School District -- Granite Bay, Placer County, CA (2010 – 2014)

*Extensive professional and personal references available upon request.*

## **REPRESENTATIVE PROJECT EXPERIENCE:**

### **HOKUL'A, South Kona Coast, Hawaii – SunChase Holdings, Inc. (1250 Oceanside, LLC)**

Currently managing the restructuring, repositioning and completion of this 650-homesite luxury-resort master plan development. Project anchored by Jack Nicklaus championship golf course, and has over 3 miles of ocean frontage to include shoreline park and high end club member amenities.

### **MOUNTAIN HOUSE NEW TOWN, San Joaquin County, California – SunChase Holdings, Inc. (Trimark Communities)**

Currently managing the implementation of the Master Plan for the 5,000 acre new town development. The New Town consists of 16,000 residential units, and 1,000 acres of mixed use commercial, office, business park and industrial. Amenities include 12 neighborhood parks, 6 community parks, a riparian creek park, a marina, and two golf courses.

### **ESTRELLA MOUNTAIN RANCH, Goodyear, Arizona – SunChase Holdings, Inc. (SunChase Estrella L.P.)**

Managed the strategic re-formation of the master plan, entitlement negotiation, and strategic programming of project, including product, phasing, theme formulation, and community design guidelines for the 20,000 ± acre property.

### **TRAMONTO, Phoenix, Arizona – Client: Communities Southwest**

Managed the master planning and entitlement processing for the 1,114 ± acre neo-traditional mixed-use planned community, located within the Black Canyon/North Phoenix Growth Corridor, south of the New River area.

### **SUPERSTITION MOUNTAIN, Apache Junction, Arizona – Client: The Lyle Anderson Company**

Processed entitlements for the 1,000 ± acre exclusive residential community including a Comprehensive Plan Amendment to the County's General Plan and Planned Development Zoning. The project design was based around two 18-hole Jack Nicklaus-designed courses.

### **FOUNTAIN HILLS, Fountain Hills, Arizona – Client: MCO Properties, Inc.**

Managed the master planning for the remaining 2,500± acre hillside property within the Town of Fountain Hills. The land includes four separate community projects including gated golf and hillside product.

### **ZENG TANG LAKE THEME PARK and RESORT, Guangdong Province, China – Client: Zeng Tang Lake Development Partnership**

Prepared demographic feasibility research, analysis, and planning services for a 5,000 ± acre property in the Canton region of Southern China.

### **BOLSA CHICA REGIONAL PARK, Huntington Beach, California – Client: County of Orange EMA - Harbors, Beaches and Parks Division**

Provided management and processing services for a General Development Plan, Resource Management Plan, EIR and Public Participation Process for design and construction of a new County coastal park.

### **TONNER CANYON VILLAGE MASTER PLAN, Orange County, California – Client: LDM Developments, Inc.**

Provided master planning and entitlement processing management of the 525 acre residential/commercial/ office master plan, located within the hillside area of northern Orange County.

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

**PUBLIC MEMBER**

Name: Pete Constant

Residence Address: 108 Saddle Rock Ct, Roseville, CA 95747

Residence Telephone Number: (408) 649-9500 cell

E-Mail Address: Pete@PeteConstant.com

Employer: Retirement Security Initiative

Business Address: 1430 Blue Oaks Blvd., Suite 230, Roseville, CA 95747

Business Telephone Number and Fax Number: (916) 680-9601

**I am applying for the position of Public Member**

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Please briefly describe your experience in local government and/or with local community organizations:

City of Roseville Board of Appeals, 2016-present, current Chair;  
City of Roseville Charter Review Commission, 2019-present, current Vice Chair;  
City of Roseville CPAC, 2017-2018, member;  
Throwing Starfish Foundation, Executive Board Member, 2018-present;  
Equable Institute, Executive Board Member, 2017-present;  
Roseville Area Chamber of Commerce, Member, 2017-present;  
Boy Scouts of America, Troop 1, Assistant Scout Master;  
Fiddymont Farms Neighborhood Association, Vice President;  
Leadership Roseville, Graduate Class of 2015;  
Rotary Club of Roseville, Member, 2015-present;  
**Santa Clara County Local Agency Formation Commission (LAFCO), Board Chair, Commissioner, 2007 – 2014;**  
San Jose City Council, District 1 Councilmember, 2007-2014;  
San Jose Redevelopment Agency, Board Member, 2007-2012;  
Silicon Valley Regional Interoperability Authority (SVRIA), Board Chair, Commissioner, 2010 – 2014;  
Federated City Employees' Retirement System, Trustee, 2011-2014;  
San Jose Police and Fire Retirement Plan, Board Member, 2007 – 2014  
League of California Cities Public Safety Policy Committee, Board Chair, Member, 2010 – 2014;

National League of Cities Public Safety and Crime Prevention Committee, Board Chair, Member, 2009 – 2014;  
City of San José Appeals Hearing Board, Board Chair, Commissioner, 2001 – 2006;  
Roseville Crime Stoppers, Board Member, 2015-2017;  
Rotary Club of San José, Member, 2007-2015;  
Rotary Club of San José North, Board Member, Secretary, 2002 – 2006;  
Boy Scout Merit Badge Counselor, 2013-present;  
American Police Hall of Fame, Member and Recipient of Legion of Honor Award;  
American Leadership Forum of Silicon Valley, Senior Fellow;  
Community Leadership San José -Silicon Valley, Graduate Class of 2003;  
San José Convention & Visitors Bureau, Board Member, 2007 – 2012;  
San José Sports Authority, Board Member, 2007 – 2012;  
Salvation Army of Santa Clara County, Advisory Board Member, 2004 – 2006;  
Silicon Valley Crime Stoppers, Board Member, 2003 – 2006;  
Young Audiences of Northern California, Board Member, 2003 – 2005;  
City of San José Strong Neighborhoods Initiative Project Advisory Committee, Elected Business Representative, 2000 – 2002;  
Valley Transportation Authority Citizens Advisory Committee, City of San José Appointed Representative, 2000 – 2002; San Andreas Regional Center, Legislator of the Year, 2010;

**Placer Local Agency Formation Commission**  
**PUBLIC MEMBER – STATEMENT OF INTEREST**

Name: Pete Constant

I am a resident of Roseville that is deeply involved in our community. I am currently in leadership positions on two City of Roseville commissions, serve on the executive board of my neighborhood association, and am the CEO of a national nonprofit organization headquartered in Roseville.

My entire adult life has been dedicated to public service. I am a strategic leader and collaborator with a proven background in leadership, community service, and law enforcement. I have an exemplary record of working in government with the best interests of residents, businesses and employees in mind. As a solid problem solver, I have a keen ability to balance competing interests to ensure favorable results for all stakeholders. My experience includes working on public policy issues in complex government organizations and nonprofit agencies that require coordination of high-level, diverse interests. I am an effective collaborator that can effectively engage the community and staff, build consensus, channel information across public forums, and create paths to overcome barriers.

My direct experience in Local Agency Formation Commission issues comes from my eight years of service on Santa Clara County LAFCO, where I served as board chair for multiple years. During my tenure, Santa Clara County LAFCO created its Ag Mitigation Policy, oversaw the application of incorporation for San Martin, performed municipal service reviews, and conducted deep, technical financial reviews of a controversial healthcare district and a troubled veteran's district. Both reviews led to significant policy and operational changes for the organizations.

Our board was recognized during my tenure twice as being the "Most Effective LAFCO" by CalLAFCO. Additionally, I have been a featured speaker a number of times at CalLAFCO Annual Conferences.

I hope that I am able to utilize my extensive knowledge and experience to become an effective alternate public member on the Placer County LAFCO.

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

**ALTERNATE PUBLIC MEMBER**

Name: Trevor Kyle Caulder  
Residence Address: 445 Merritt Lane and 13615th Street (Lincoln, CA)  
Residence Telephone Number: (408) 832-0695  
E-Mail Address: trevor.caulder@gmail.com  
Employer: Owner: Merritt Lane Ranch, Inc; Field Chief Technologist: Mellanox Technologies  
Business Address: 445 Merritt Lane, Lincoln; 350 Oakmead PKWY, Sunnyvale  
Business Telephone Number: (408) 832-0695

I am applying for the position of Alternate Public Member

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Please briefly describe your experience in local government and/or with local community organizations: \_\_\_\_\_

As a Nevada County and Placer County resident for most of my life, I have deep roots in the area, specifically in Lincoln and Rocklin where I have resided for the past 16 years. During this time, I have been active in supporting the community in volunteer roles that range from youth coaching of basketball and soccer to fundraising for schools in both cities. I have contributed to various community efforts to raise awareness of public safety and growth concerns in an unofficial capacity. Through various owner/builder projects, I have enjoyed working with Placer County, City of Rocklin and City of Lincoln. I am at place in my life now where I can dedicate time to support our community in an official capacity.

Please briefly describe your employment experience:

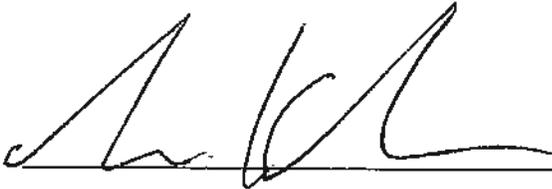
My wife and I are currently building a ranch in unincorporated Placer County where I have served as owner/CFO of the corporation that encompasses this project, Merritt Lane Ranch, Inc. In addition, as the 1st engineer in the United States for Mellanox Technologies, I have served in many engineering, marketing and sales roles as we grew the company from start-up, to IPO, now to a \$6.9B acquisition over our twenty years in business. Currently, I serve as Field Chief Technologist where I focus on understanding our customers' needs and then orchestrate a collaboration with them to architect, deploy and sustain an efficient and cost effect solution. My main customer focus is Hewlett Packard Enterprise here in Roseville and elsewhere. Prior to engineering start-ups, I worked with and for my father who managed a significant portion of Sierra WES Drywall in Loomis for decades. It was at Sierra WES where I gained a love for construction and continue to this day to broaden my development skills.

Please briefly describe your educational background:

Beginning Farming Academy, UCANR; Farm Loan Workshop, UCANR; ASIC Design and Test, Santa Clara University Graduate School of Electrical and Electronic Engineering; BS Electrical and Electronic Engineering, CSU Chico.

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On a separate page, explain why you are interested in serving on the Placer Local Agency Formation Commission, and how your appointment would be of benefit to the Commission and the community. Please do not exceed one page.

Signed:  Dated: 1/28/2020

**Applications must be received no later than 4:30 p.m. on February 4, 2020**

Thank you for your interest in the Placer Local Agency Formation Commission.

To the Placer LAFCo interviewing team,

Thank you for your service to our county and communities. I appreciate you taking time to review my qualifications and consider me for the open position of Alternate Public Member.

After spending the last 16 years in the Lincoln and Rocklin areas, my wife and I have decided to make a 20-acre ranch in Unincorporated Placer County our "forever home". The process of building out a working ranch that will sustain the two of us and our families for generations has been a lifelong dream. The first three years of this project has afforded us many opportunities to deepen our roots in the community and interact with many agencies and programs.

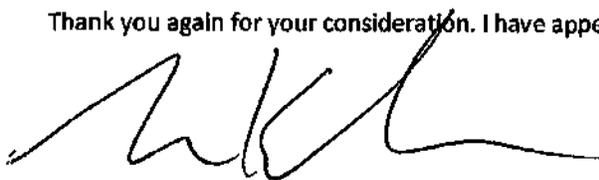
I was raised in a country club (Lake of the Pines (LOP)) and my wife Molly was raised around the fields of Woodland. LOP was my first exposure to "local politics" with the owners having vast input on budgets, growth and services. In my youth there, the sense of pride in community that I have today was born. Throughout the various phases of my life, I have contributed to the communities we lived in through volunteer positions when time commitments of our four children and my start-up company would allow.

My life has entered a new season where our youngest is about to kick off her college career, our two oldest are graduating college and Mellanox is being acquired by Nvidia. I finally have the flexibility to serve the community in an official capacity.

Prior to purchasing our "bare ground" ranch, I had never heard the term "sphere of influence". In the years since, I have become intimately familiar with spheres, water rights and countless other items that go into effective districting and planning. This combines well with my experience in construction and my current endeavors in development. As an outdoorsman and now a rancher, I am keenly interested in the preservation of agricultural lands and effectively managing urban sprawl.

I would be honored to join the Placer LAFCo and share my critical thinking, construction knowledge and community experience with the team as we collectively carry out what "Growth Within Bounds" set out to accomplish many years ago.

Thank you again for your consideration. I have appended my CV for further career details.

A handwritten signature in black ink, appearing to read 'Trevor Caulder', written in a cursive style.

Trevor Caulder

Owner, Merritt Lane Ranch, Inc

# TREVOR CAULDER

Founder / Executive Technical Sales for early stage startup



📞 4088320696   📧 trevor.caulder@gmail.com   🌐 <http://linkedin.com/in/trevor-caulder-7969b9>  
📍 San Francisco Bay Area

## EXPERIENCE

### OEM Technical Sales

Mellanox Technologies   🏢 2000 - Ongoing   📍 Sunnyvale, CA

#### Ethernet Storage and Switching

- Senior Technical Sales executive with a 19-year track record at Mellanox delivering and growing revenue from seed funding through \$1B revenue stages
- Exceptional communicator with strong problem solving abilities, tenacious negotiation skills, and a keen client-needs assessment aptitude
- Vigorously identify opportunities, develop focus, and provide tactical business solutions for software and hardware offerings in storage, cloud and networking verticals

### Product Marketing

Mellanox Technologies

#### Ethernet Switch Silicon

- Developed product definition and market positioning for Mellanox's first 100Gbps Ethernet switch silicon
- Delivered collateral, training and go-to-market plan to sales teams and channels

## RECENT MILESTONES

📈 **Increased Sales 45%**  
Identified and won critical designs in new verticals during '17. Expanded those product lines in '18 to achieve 45% YOY revenue growth.

🔍 **Migration to Solution Sales**  
In 2017, each of my OEM customers purchased more than one product from my line. In 2018 I expanded these relationships where most now purchase complete end-to-end software / hardware / cabling solutions. Developing and positioning "solutions" to provide the best ROI coupled with resolute farming keyed this success.

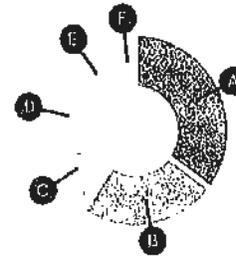
🏆 **Pipeline Maturity**  
Secured multiple design wins in new verticals during 2018 that will expand portfolio and revenue in '19 through '21. Adding new verticals at existing OEM customers requires persistent opportunity hunting, but can only occur when the customer is satisfied with ongoing farming and servicing of existing opportunities. I am proud to have multiple customer relationships for over 15 years.

## EDUCATION

### B.S. Electrical and Electronic Engineering

California State University, Chico

## MY TIME



- 📍 Farming Sales Opportunities
- 🔍 Hunting New Opportunities
- 📊 Goal / Pipeline Management
- 📄 Collateral Development / Market Research
- 👥 Sales Team Training / Coaching
- 🎓 Personal Education

## FOCUS AREAS

### Sales

Account Acquisition   OEM / Channel  
Strategic & Tactical Planning   Contracts

### Marketing

Evangelism   Alliances   Positioning  
Partnerships   Go-to-Market

## INDUSTRY EXPERTISE

Ethernet Storage and Switching   📊 100%

Scale-Out / Cloud / HyperScale   📊 100%

Hyperconverged / Composable   📊 100%

ASIC Design and Test   📊 100%

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

**ALTERNATE PUBLIC MEMBER**

Name: Richard Lewis

Residence Address: 6245 Wise Road

Residence Telephone Number: 530-885-3410

E-Mail Address: vitas-rl@live.com

Employer: Retired

Business Address: \_\_\_\_\_

Business Telephone Number: \_\_\_\_\_

I am applying for the position of Alternate Public Member

=====

Please briefly describe your experience in local government and/or with local community organizations: \_\_\_\_\_

- \* Placer County Search and Rescue (15 Years)
- \* Volunteer Fire Board (CSA 28 Zone 76) 10 years
- \* Committee to review the Placer County County Zoning- Appointed by Alex Ferreira
- \* Currently sit on the Rural Lincoln Municipal Advisory Community (5 Years)
- \* Currently sit on the Placer County Building Appeals Board (7 Years)

Please briefly describe your employment experience:

- \* Sears 1975 to 1980
- \* Insurance Broker at Albano Dale Dunn and Lewis 1978 to 4-15-2008
- \* Insurance Broker at Vitas Insurance Agency 4-16-2008 to 12-31-2018

Please briefly describe your educational background:

\*Loomis Grammar School 1st to 8th

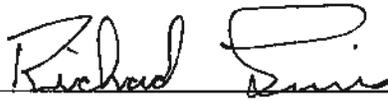
\* Del Oro High School 1967 to 1971

\* Sierra College 1971 to 1974

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On a separate page, explain why you are interested in serving on the Placer Local Agency Formation Commission, and how your appointment would be of benefit to the Commission and the community. Please do not exceed one page.

Signed:



Dated: 1-17-2020

**Applications must be received no later than 4:30 p.m. on February 4, 2020**

Thank you for your interest in the Placer Local Agency Formation Commission.

Richard Lewis

Having been raised in the Loomis area of Placer County since 1958 I have been able to see the growth and how important planning is for the future development of the county. Seeing the changes in Roseville, Rocklin, Lincoln, Tahoe City and Squaw Valley I have seen what has work and areas of improvement.

I believe having lived over 60 years living in Placer County with my time on the different boards and committees has given me incite on understanding the current needs of the cities or special district of Placer County.

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

**ALTERNATE PUBLIC MEMBER**

Name: Stan Nader  
Residence Address: 2513 Old Kenmare Rd. Lincoln, Ca. 95649  
Residence Telephone Number: (916) 645-1149  
E-Mail Address: stannader48@gmail.com  
Employer: Retired  
Business Address: \_\_\_\_\_  
Business Telephone Number: \_\_\_\_\_

I am applying for the position of Alternate Public Member

=====

Please briefly describe your experience in local government and/or with local community organizations: I served eight years on the Western Placer Unified School District Board from 1978-86. I was then elected to the Lincoln City Council and served from 1986-99. I was elected in 2010 to serve a second term to the Lincoln City Council until 2018.

Please briefly describe your employment experience:

Farmer from 1971-93  
Owned and managed Nader Hay & Feed 1986-96  
Managed Compost operation for Nortech Waste 1996 - 2000  
Owned and operated Black Earth Compost Company 2006-12  
Retired 2012

Please briefly describe your educational background:

I received my Associate of Arts Degree from Sierra College in the Field of Agriculture 1968. I received my Bachelor of Science in Crop Science from Cal Poly San Luis Obispo 1971

On a separate page, explain why you are interested in serving on the Placer Local Agency Formation Commission, and how your appointment would be of benefit to the Commission and the community. Please do not exceed one page.

Signed: John Naber Dated: 10-9-19

**Applications must be received no later than 4:30 p.m. on October 14, 2019.**

Thank you for your interest in the Placer Local Agency Formation Commission.

**Placer LAFCO Application/Alternate Public Member**

**I believe my twenty-three years of public service in local government has positioned me to be a valuable resource of knowledge in the important decision-making process required to effectively complete the work the Placer Local Agency Formation Commission. I served on the Commission from 1992-94 representing the Lincoln City Council. In 2014-16 I served as an Alternate on the Commission representing the Lincoln City Council and from 2016-18 served as a Board Member again representing Lincoln.**

**The decisions LAFCO makes have long term impact on the communities within Placer County and requires Board members who make thoughtful and pragmatic determinations. My work and a School Board member, City Council member, and LAFCO commissioner have demonstrated these important character traits.**

**I trust you will give my application serious consideration and I would be pleased represent the people of Placer County as their Alternate Public Member on the Commission.**

**Stan Nader**

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

**ALTERNATE PUBLIC MEMBER**

Name: Jeffrey Starsky

Residence Address: 3313 Paseo Mira Vista, Lincoln, CA 95648

Residence Telephone Number: (916) 337-2665

E-Mail Address: \_jeffreystarsky3@gmail.com

Employer: Villara Corporation

Business Address: 4700 Lang Avenue

Business Telephone Number: (916) 646-5711

I am applying for the position of Alternate Public Member

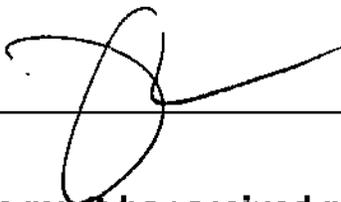
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Please briefly describe your experience in local government and/or with local community organizations: I spent 4 years on the Board of Directors of the Folsom Chamber of Commerce; 4 years as a member of the Folsom Planning Commission; 16 years as a Folsom City Council member; and serving as Folsom Mayor in 2002 and again in 2010.

Please briefly describe your employment experience: I have been a licensed Attorney for 30 years practicing Business Law and Litigation. I own a part of Villara Corporation; a mechanical contracting firm as well as a equipment leasing partnership.

Please briefly describe your educational background:  
Bachelor of Science Degree in Business from University of Wisconsin - La Crosse, WI 1984  
Juris Doctor from University of the Pacific - McGeorge School of Law - Sacramento, CA 1989

On a separate page, explain why you are interested in serving on the Placer Local Agency Formation Commission, and how your appointment would be of benefit to the Commission and the community. Please do not exceed one page.

Signed:  \_\_\_\_\_ Dated: 1-6-20

**Applications must be received no later than 4:30 p.m. on October 14, 2019.**

Thank you for your interest in the Placer Local Agency Formation Commission.

Jeffrey M Starsky

I am interested in serving on the Placer Local Agency Formation Commission because I have just moved to the area and have always served my community wherever I have lived. I love public service and would like to bring my expertise to Placer County. I have over 30 years of experience in land use and land use law. I was intimately involved in the annexation of 3000 acres into the City of Folsom while serving as the Mayor of Folsom and a member of the Folsom City Council for 16 years. I know firsthand all of the types of issues that confront Cities and Counties as it relates to expansion of boundaries.

My legal experience is an additional bonus when it comes to interpreting law as it relates to the type of issues the Commission will face. I have leadership experience in both the private and public sectors and have worked well with teams everywhere I have worked.

I am very excited to be part of Placer County and will provide the required dedication to the issues if selected to serve on the Placer Local Agency Formation Commission. I appreciate the opportunity to serve.

March 11, 2020

Item 8

**PLACER COUNTY**

**LOCAL AGENCY FORMATION COMMISSION**

110 Maple Street, Auburn California 95603

530-889-4097

Email: [lafco@placer.ca.gov](mailto:lafco@placer.ca.gov)

**MEMO**

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**DATE:** March 5, 2020

**TO:** Chair Rohan, Commissioners Alpine, Gore, Joiner, Kahrl, Patterson, Vice Chair Weygandt. Alternate Commissioners Alvord, Holmes, Lynch

**FROM:** Kris Berry, AICP, Executive Officer 

**SUBJECT:** Discussion of potential work items

**RECOMMENDATION**

It is recommended that the Commission direct staff in potential work items

**BACKGROUND**

At the November 13, 2019 Commission meeting, Counsel and staff presented a overview of LAFCO and the Cortese-Knox-Hertzberg Act of 2000. During the discussion, a few items were discussed by the Commission for staff to consider updating. This included updating current LAFCO policies, a comprehensive work plan, and Environmental Review issues.

Staff is recommending that updating the current policies is the highest priority of these issues. The policies were last updated in the early 2000's and have not been reviewed or changed since that time. Over the past years, several suggestions for clarification have been discussed, and there may be policies inconsistent with new provisions of the act.

Staff is requesting that the Commissions decide their involvement for this process. There appears to be two logical options, either appoint a subcommittee to work with and provide direction to staff, or have staff prepare recommendations on their own and present a final (or draft) version to the Commission. Either way, there will need to be hearings and involvement from the Commission for final adoption.