

PLACER COUNTY
LOCAL AGENCY FORMATION COMMISSION

MINUTES OF THE
LOCAL AGENCY FORMATION COMMISSION OF PLACER COUNTY

COMMISSIONERS:

January 18, 2023, 4:00 PM

Trinity Burruss
Chair (City)
Cindy Gustafson
Vice Chair (County)

BOARD OF SUPERVISORS' CHAMBERS AND VIA REMOTE CALL-IN
175 FULWEILER AVENUE
AUBURN, CALIFORNIA 95603

Joshua Alpine
(Special District)

Shanti Landon
(County)

1. CALL TO ORDER AND SALUTE TO THE FLAG

Tracy Mendonsa
(City)

The meeting was called to order at 4:00 p.m. by Chair Burruss followed by a salute to the flag.

Susan Rohan
(Public)

Rick Stephens
(Special District)

2. ROLL CALL

Present Commissioners: Joshua Alpine, Trinity Burruss, Cindy Gustafson, Tracy Mendonsa, Susan Rohan, and Rick Stephens (remote)

ALTERNATE
COMMISSIONERS:

Jim Holmes
(County)

Present Alternate Commissioners: Jenny Knisley and Jeffrey Starsky

William Kahrl
(Special District)

Jenny Knisley
(City)

Not Present: Alternate Commissioners Jim Holmes and William Kahrl

Jeffrey Starsky
(Public)

Staff Present: Amy Engle, Commission Clerk and Michelle McIntyre, Executive Officer, Michael Walker, Legal Counsel (remote)

COUNSEL:

Michael Walker
General Counsel

3. APPROVAL OF THE AGENDA

Commissioner Rohan motioned to approve the January 18, 2023, agenda, second by Commissioner Alpine. The motion was unanimously approved (6-0-0-0).

STAFF:

Michelle McIntyre
Executive Officer

Amy Engle
Commission Clerk

Yes: Alpine, Burruss, Gustafson, Mendonsa, Rohan, and Stephens

No: none

Absent: none

Abstain: none

4. PUBLIC COMMENTS

Chair Burruss opened the item for public comments.

Mr. Byron Chapman of Lincoln provided public comment.

5. CONSENT

A. Minutes from December 14, 2022

Commissioner Gustafson motioned to approve the Consent Calendar, second by Commissioner Mendonsa. The motion was unanimously approved (6-0-0-0).

Yes: Alpine, Burruss, Gustafson, Mendonsa, Rohan, and Stephens
No: none
Absent: none
Abstain: none

6. PUBLIC HEARING

A. **LAFCO Project No. 2021-03: Focused Municipal Service Review (MSR) Study- City of Lincoln.** The Commission will consider and may adopt the MSR study. The Commission will continue to receive comments on the study until the close of the public comment period at the meeting. CEQA Lead Agency: LAFCO, Class 6 Categorical Exemption, Cal. Pub. Resources Code, § 21083; Cal. Code Regs., tit. 14, § 15306

Ms. McIntyre provided a review of the MSR process to the Commission.

Staff recommended the Commission continue the Focused Municipal Service Review Study for the City of Lincoln to March 8, 2023.

Chair Burruss opened the item to public comment.

Mike Garabedian of Lincoln and Placer County Divide provided public comment.

Rob Aragon, representative the SUD-B NEQ Gill family and Peery Investment, provided public comment.

Sean Scully, City Manager of Lincoln, provided public comment.

Tony Firenzi representing Placer County Water Agency (PCWA) provided public comment.

Guy Spitzer from Rocklin provided public comment.

Ms. McIntyre provided a brief report on the status of the MSR and recommended continuing the item to the Commission's March 8, 2023 meeting.

Chair Burruss opened the item for public comments.

Tony Frayji of Frayji Design Group provided public comment.

Mel Pabalinas, Planning Manager from the City of Lincoln, provided public comment.

Brian Cooley from Richland Communities provided public comment.

Albert Scheiber of Lincoln provided public comment.

Kateri Harrison, CEO of SWALE, Inc. and LAFCO Consultant working on City of Lincoln MSR provided a status report on the MSR.

Byron Chapman of Lincoln provided public comment.

The Commission briefly discussed the item and took no action. The item was continued to the March 8, 2023, Commission meeting.

- B. LAFCO Project No. 2020-03: Special Use District B Quadrant Specific Plan Project (SUD-B NEQ) Annexation to the City of Lincoln:** The Commission will consider annexation to the City of Lincoln of approximately 200 acres located north of Highway 65, east of Nelson Lane, south of Nicholas Road, and west of the existing city limits in unincorporated Placer County. The proposed development includes 430 residential units, 69 acres of commercial use, and roadway improvements. APNs: 021-262-034, -035, -040, and portions of 021-380-034, -068, -071, and -078. CEQA Lead Agency: City of Lincoln, Environmental Impact Report, State Clearinghouse No. 2015032102.

Ms. McIntyre stated there is no additional report from staff and that staff's recommendation is to continue the item to the Commission's March 8, 2023, meeting.

Chair Burruss opened the item to public comment.

Rob Aragon provided public comment.

Tony Frayji provided public comment.

Rob Aragon provided additional public comment.

Justine Gill, property owner of SUD-B NEQ, provided public comment.

Albert Scheiber provided public comment.

After a brief discussion, the Commission continued the item to March 8, 2023.

7. COMMISSIONER COMMENTS

8. ADJOURNMENT

The meeting was adjourned at 5:54 pm.

A complete video recording of this meeting is posted to:

<https://www.placer.ca.gov/AgendaCenter/Local-Agency-Formation-Commission-14>

Submitted by:



Amy Engle, Commission Clerk