



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

Michelle McIntyre
Executive Officer

Amanda Ross
Acting Assistant
Executive Officer

Amy Engle
Commission
Clerk/Analyst

MINUTES OF THE
LOCAL AGENCY FORMATION COMMISSION
OF PLACER COUNTY

August 13, 2025

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 the salute to the flag at 4:01 PM.

2. ROLL CALL

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

Present Alternate Commissioners: Shanti Landon and Stephanie Youngblood

Absent: Alternate Commissioner Cherri Spriggs

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

3. REPORTS FROM STAFF

There were no reports from Staff.

4. CHANGES AND APPROVAL OF THE AGENDA

There were no changes to the agenda.

Commissioner Rohan motioned to approve the August 13, 2025, agenda, second by Commissioner Gustafson.

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

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

5. PUBLIC COMMENTS

- Spencer Pearson of Newcastle provided public comments.
- Patty Neifer of Penryn provided public comments.

Executive Officer Michelle McIntyre provided comments.

6. CONSENT ITEMS

A. Minutes from the meeting of July 9, 2025

B. Senate Bill (SB) 777 (Richardson, 2025) – Revised Legislation and Change in Position from Opposition to Neutral. The Commission will consider authorizing the Chair to sign a letter removing the Commission’s opposition to SB 777 (Richardson, 2025) and moving to a neutral position.

C. SB 858 (Senate Local Government Committee, 2025) – Support Position
The Commission will consider authorizing the Chair to sign a letter in support of SB 858, the 2025 Omnibus Bill from the Senate Local Government Committee.

D. Personnel Committee – Appointment Change

Chair Alpine invited Commissioner comments. There were none.

Chair Alpine invited public comments. There were none.

Commissioner Gustafson motioned to approve the August 13, 2025, consent items, second by Commissioner Lomen.

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

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

7. PUBLIC HEARING ITEM

LAFCO Project No. 2025-03: Sphere of Influence Update: Newcastle, Penryn, Placer Hills, and South Placer Fire Protection Districts. CEQA Lead Agency: Placer LAFCO; Exempt pursuant to State CEQA Guidelines section 15061(b)(3) (Cal. Code Regs., tit. 14, §§15061(b)(3)).

Executive Officer Michelle McIntyre gave the Commission a summary of the sphere of influence process before introducing Carol Ieromnimon and Marcus Mekhael of RSG. Ms. Ieromnimon and Mr. Mekhael provided a PowerPoint presentation of the Sphere of Influence update report and recommendations for the Newcastle, Penryn, Placer Hills, and South Placer Fire Protection Districts.

Chair Alpine invited Commissioner questions.

Commissioners Gustafson and Rohan, and Chair Alpine asked questions and received answers from the Executive Officer.

Chair Alpine opened the public hearing for public comments.

Public comments were received from the following speakers:

- Cheryl Hotaling, Penryn Fire Protection District (FPD) Chair
- Wes Moody, Meadow Vista resident
- Ian Gow, Newcastle FPD, Penryn FPD, and Placer Hills FPD Fire Chief
- Vic, Penryn resident
- Jennifer Wight, Newcastle resident
- Stephanie Barger, Penryn resident
- Vicki Cole, Penryn resident
- Pam Asai, Penryn resident
- Dennis Bergstrom, Penryn resident
- Faye Zwakenberg, Penryn resident
- Patty Neifer, Penryn resident
- Aaron Hardesty, Penryn resident
- Brian Myers, Penryn resident
- Cord Lamphere, Penryn resident
- John Amacker, Newcastle resident

- Cheryl Berkema, Granite Bay resident
- Alex Harvey, Placer Hills FPD Director
- Jim Heisterkamp, Newcastle FPD Director
- Spencer Pearson, Newcastle FPD
- Nicole Paskey, Placer Hills FPD Director
- Tracy Randall, South Placer FPD President
- Randy Neifer, Penryn resident
- JP Miller, Penryn resident
- Wayne Nader, Placer County resident
- Diane Louise, Christian Valley Park, CSD Director, via Zoom
- Sandra Harris, South Placer FPD resident, via Zoom

Chair Alpine closed public comments.

At 5:40 PM Chair Alpine recessed for a short break.

At 5:47 PM Chair Alpine reopened the meeting.

Executive Officer Michelle McIntyre provided more details to the sphere of influence process addressing questions raised during the public comments portion of the public hearing.

The Commission asked questions and received answers from the Executive Officer.

Chair Alpine invited Commissioner discussion and action.

Commissioner Rohan motioned to approve Resolution 25-10 approving the Newcastle and Placer Hills Fire Protection Districts, while striking Penryn and South Placer Fire Protection Districts from the resolution.

The Commission discussed the item.

Legal Counsel Michael Walker provided comments.

Commissioner DeMattei seconded the motion.

The Commission discussed the motion.

Legal Counsel Michael Walker provided comments.

A roll call vote was called.

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

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

8. BUSINESS ITEMS

- A. Fiscal Study to Evaluate the Consolidation Options for the South Placer Fire Protection District (FPD), Newcastle FPD, and Penryn FPD – The Commission will consider authorizing the Executive Officer to enter into a contract with Ridgeline Municipal Strategies, LLC, in an amount not to exceed \$37,745, to conduct a fiscal study to evaluate the financial feasibility of consolidation options for the South Placer, Newcastle, and Penryn Fire Protection Districts.

Executive Officer Michelle McIntyre provided the Commission with some background information on the item before introducing Acting Assistant Executive Officer Amanda Ross.

Commissioner Gustafson provided comments and motioned to table the item.

Chair Alpine and Legal Counsel Michael Walker provided comments.

Ms. Ross provided the Commission with a presentation on the proposed fiscal study.

Commissioner Rohan provided comments.

Chair Alpine invited public comments.

The speakers listed below provided public comments.

- Cheryl Hotaling, Penryn FPD Chairman
- Dennis Bergstrom, Penryn Resident
- Brian Myers, Penryn Resident
- Jim Heisterkamp, Newcastle FPD Director
- Patty Neifer, Penryn Resident
- Aaron Hardesty, Penryn Resident
- Nicole Paskey, Placer Hills FPD Director
- Pam Asai, Penryn Resident
- Spencer Pearson, Newcastle FPD

- Cheryl Berkema, Granite Bay Resident
- JP Miller, Penryn Resident
- Randall Neifer, Penryn Resident
- Mark Duer, South Placer FPD Fire Chief
- Sandra Harris, South Placer FPD Resident via Zoom
- Stephanie Barger, Penryn resident via Zoom
- Tara Morgan-King, Penryn resident via Zoom

Chair Alpine closed public comments.

Chair Alpine invited Commissioner comments.

The Commission discussed the item.

Commissioner Friedman seconded Commissioner Gustafson’s motion.

The Commission discussed the motion.

Commissioner Gustafson withdrew the motion and Commissioner Friedman withdrew the second.

The Commission discussed the motion.

Commissioner DeMattei motioned to deny the funding for the proposed fiscal study by Ridgeline, second by Commissioner Rohan.

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

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

- B. Executive Officer’s Report – The Executive Officer will give an oral update on ongoing projects, including the service review for the cemetery districts and the Commission’s financial audit.

The Executive Officer had nothing to add to her report.

9. CORRESPONDENCE

10. COMMISSIONER COMMENTS

Chair Alpine requested that the record reflect that the Executive Officer submitted a letter of resignation to the Commission. Chair Alpine congratulated her on the move to CALAFCO and thanked her for her time at Placer LAFCO.

Chair Alpine requested that a special meeting be scheduled within the next few weeks to discuss the Executive Officer's upcoming departure and plan a transition strategy..

11. ADJOURNMENT

Commissioner Rohan motioned to adjourn the meeting, second by Commissioner Lomen.

The motion was passed unanimously. (7:0:0:0)

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

The Commission adjourned at 7:29 PM.

The next *regular* Commission meeting is scheduled for Wednesday, September 10, 2025, at 4:00 PM.

The Commission is scheduled to hold a Policy Workshop (special meeting) on August 28, 2025, at 9:00 AM, 120 Grass Valley Highway, Auburn, CA.

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

Submitted by:



Amy Engle, Commission Clerk