



N.C.S.D

Northstar Community Services District
900 Northstar Drive, Truckee, CA 96161
P: 530.562.0747 • F: 530.562.1505 • www.northstarcsd.org

Board of Directors

John Radanovich, President
Warren "Chip" Brown
Nancy Ives
Marilyn Fomi
Michael "Spoon" Witherspoon

General Manager

Mike Geary, PE

NORTHSTAR COMMUNITY SERVICES DISTRICT NOTICE OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

DATE: AUGUST 20, 2025
TIME: 9:00 A.M.
PLACE: 900 NORTHSTAR DRIVE AND ZOOM

Members of the public may participate in this meeting by teleconference or in person. Any person interested in attending by Zoom video and/or teleconference may use the following link:

<https://us02web.zoom.us/j/89289683325?pwd=mzokuMYesLhmbmeZCpJBWxXBIF34Ax.1>

Meeting ID: 892 8968 3325, Password 332550 or dial by telephone 1-669-900-6833 using access code 89289683325#.

CALL TO ORDER, PLEDGE OF ALLEGIANCE, ROLL CALL

PUBLIC COMMENT

Any member of the public may address the Board after roll call on any topic related to the District that is not on the agenda. Public comment will be taken on agenda action items immediately prior to Board action.

Any member of the public on the videoconference may speak during Public Comment or may email public comments to juliez@northstarcsd.org and comments will be read from each member of the public, subject to generally applicable time limitations. For members of the public in attendance via video conference, Northstar Community Services District will use best efforts to swiftly resolve requests for reasonable modifications or accommodations with individuals with disabilities, consistent with the Americans with Disabilities Act, and resolving any doubt whatsoever in favor of accessibility.

CONSENT CALENDAR

1. Discussion and Approval of the following:
 - a. July 16, 2025 Regular Meeting Minutes
 - b. Approval of Claims and Demands – Paid and Unpaid

RECURRING BUSINESS

2. Northstar Property Owners Association – Update
3. Northstar California/Vail – Update
4. Tahoe-Truckee Sanitation Agency (T-TSA) - Update

NEW BUSINESS

5. Placer LAFCO Alternate Special District Representative Selection – Discussion – **Action** (SotB Zangara)
6. Wood Energy Facility – Second Addendum to the Mitigated Negative Declaration – Discussion – **Action** (DPW Martin)
7. Corporate Yard Vehicle Chargers – Discussion – **Action** (DPW Martin)

8. Introduction of Proposed Ordinance 40-25 Establishing Fire Department Fee Schedules - Discussion – **Action** (Chief Gibeaut)
 - a. Consideration of Motion (1) to waive further reading of the entire ordinance; (2) that the publication requirements of Government Code Section 25124 shall be met by the publication of a summary of the ordinance; and (3) that the District Secretary and General Counsel are designated to prepare and publish the summary.
9. Approval to Purchase a New Northstar Fire Department Vehicle – Discussion – **Action** (Chief Gibeaut)

DIRECTOR REPORTS

10. Individual directors may give brief reports on miscellaneous items for the information of the other members of the Board and NCSD staff. No action will be taken on these agenda items.

OPERATION REPORTS

11. General Manager's Report – Geary – Discussion
12. Fire Department's Report – Gibeaut – Discussion
13. Public Works Report – Martin/Ryan – Discussion

CLOSED SESSION

14. Significant Exposure to Litigation Pursuant to Government Code Section 54956.9(d)(2) - One potential case.
15. Pending litigation pursuant to Government Code Section 54956.9(d)(1)
 - a. Northstar Community Services District v. Mountainside California 2, LLC et al. Placer County Superior Court Case No. S-CV-0051848
 - b. Community Facilities District No. 1 of the Northstar Community Services District v. ACM Northstar et al. Placer County Superior Court Case No. S-CV-0042801
 - c. Community Facilities District No. 1 of the Northstar Community Services District v. Mountainside California 2, LLC et al. Placer County Superior Court Case No. S-CV-0043081
16. Personnel Matters (Government Code Section §54957(b)(1)). Public Employee Performance Evaluation - Position Title: General Manager

OPEN SESSION

17. Reportable action taken during Closed Session (if applicable) – Board President

ADJOURNMENT

Items may not be taken in the order listed above.

In compliance with the Americans with Disabilities Act, if you are a disabled person and you need a disability-related modification or accommodation to participate in this meeting, then please contact Julie Zangara at (530) 550-6127 or (530) 562-1505 (fax). Requests must be made as early as possible and at least one full business day before the start of the meeting. NCSD will endeavor to accommodate requests made with less notice than that.



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AGENDA ITEM #1

The Consent Calendar covers the following:

- a. June 16, 2025 Regular Meeting Minutes
- b. Approval of Claims and Demands – Paid and Unpaid



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**MINUTES OF THE REGULAR MEETING
OF THE BOARD OF DIRECTORS
JULY 16, 2025 – 9:00 A.M.
900 NORTHSTAR DRIVE**

President Radanovich called the meeting to order at 9:00 A.M. Wednesday, July 16, 2025. The Pledge of Allegiance and roll call followed.

DIRECTORS PRESENT **Brown, Forni, Ives, Radanovich, Witherspoon**

DIRECTORS ABSENT: **None**

STAFF PRESENT: **Geary, Gibeaut, Martin, Rosenthal, Ryan, Zangara**

OTHERS PRESENT: **Tim Fulton, Austin Cho, Dustin Ayers, Allison Burns**

PUBLIC COMMENT

There was no public comment.

CONSENT CALENDAR

Director Brown moved to approve the following consent calendar items:

- a. June 18, 2025 Regular Meeting Minutes
- b. Approval of Claims and Demands – Paid and Unpaid

Director Ives seconded; roll call was taken. Yes: Directors Brown, Forni, Ives, Radanovich, and Witherspoon. Noes: None. Abstain: None. Absent: None.

RECURRING BUSINESS

NORTHSTAR PROPERTY OWNERS ASSOCIATION (NPOA) UPDATE

Tim Fulton provided the following report for NPOA:

- Homeowner barbecue July 19
- Yoga started June 28 and is scheduled for Saturdays at 9:30 A.M.
- August 16th is the next NPOA board meeting
- Annual Homeowners' Meeting is Saturday, August 30th

NORTHSTAR CALIFORNIA/VAIL UPDATE

There was no update for this agenda item.

DIRECTOR REPORTS

There was no update for this agenda item.

GENERAL MANAGER'S REPORT – GEARY

General Manager (GM) Mike Geary provided the following report:

- Met with direct reports before personal time off to complete the John Muir Trail with family

FIRE DEPARTMENT – GIBEAUT

Fire Chief (Chief) Jason Gibeaut provided the following report:

- Northstar Fire Department (NFD) is participating in an East Side Unified Command Training at Vail
- Firefighter Engineer Russell Grant took his first assignment as Strike Team Leader at the Green River Fire in Shasta County
- A young community member and her father were essential in the apprehension of an individual committing arson within the District and neighboring areas. The first report was filed in the morning but the suspect evaded authorities. The same girl and her father were on a walk later in the day and were able to identify the suspect a second time, after which he was apprehended. The NFD is considering ways to recognize her heroic efforts.

PUBLIC WORKS REPORT – MARTIN/RYAN

Director of Public Works (DPW) Eric Martin and Utilities Operations Manager (UOM) Matt Ryan provided the following report:

- DPW Martin stated that tax attorneys confirmed the Investment Tax Credit (ITC) funding for the Wood Energy Facility (WEF) will not be impacted by the passage of the Big Beautiful Bill
- The Martis Valley Trail (MVT) Segment 3F remains on schedule for completion this fall despite minor challenges with springs that required geotechnical adjustments.
- Recent thunderstorms impacted electrical equipment at multiple water and sewer facilities. Schaffer's Mill experienced a failure at a private golf course irrigation well, and the District was able to provide a temporary connection to supply them with water while they await repairs.

CLOSED SESSION PURSUANT TO AGENDA ITEMS 8 THROUGH 9 – 9:30 A.M.

The Board adjourned to closed session regarding the following:

- Significant Exposure to Litigation Pursuant to Government Code Section 54956.9(d)(2) - One potential case.
- Pending litigation pursuant to Government Code Section 54956.9(d)(1)
 - Northstar Community Services District v. Mountainside California 2, LLC et al. Placer County Superior Court Case No. S-CV-0051848
 - Community Facilities District No. 1 of the Northstar Community Services District v. ACM Northstar et al. Placer County Superior Court Case No. S-CV-0042801
 - Community Facilities District No. 1 of the Northstar Community Services District v. Mountainside California 2, LLC et al. Placer County Superior Court Case No. S-CV-0043081

REGULAR MEETING RESUMED – 9:43 A.M.

President Radanovich stated there was no reportable action taken during Closed Session.

ADJOURNMENT:

The meeting adjourned at 9:44 A.M.

Respectfully submitted,

John Radanovich, President of the Board

Julie Zangara, Secretary of the Board



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Approval of Claims & Demands – Paid

DATE: August 20, 2025
TO: Board of Directors
FROM: Cheryl Plexico, Accounting Manager

DISCUSSION:

The attachment, *Warrant Register – PAID*, shows all checks written to pay claims and demands received subsequent to the previous board meeting. This is consistent with Resolution 16-21, which states that checks to pay claims and demands need not be approved by the Board of Directors before payment if the District Treasurer has determined that the claims and demands conform to the District's approved budget.

RECOMMENDATION: Approve Claims & Demands – Paid

ATTACHMENTS: Warrant Register – PAID

DATE PREPARED: August 15, 2025

Accounts Payable

Checks by Date - Detail by Vendor Number

User: aimeer@northstarcisd.org
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Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Void Checks	Check Amount
ACH	AT&02 06/30/2025	AT&T Internet and phone Schaffer Mill Pump Station 0	07/30/2025		205.28
Total for this ACH Check for Vendor AT&02:				0.00	205.28
Total for Vendor AT&02 (AT&T):				0.00	205.28
Report Total (1 checks):				0.00	205.28

Accounts Payable

Checks by Date - Detail by Vendor Number

User: aimeer@northstarcisd.org
Printed: 8/15/2025 11:15 AM



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Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Void Checks	Check Amount
ACH	CAL11	CalPERS RETIREMENT FUND	08/06/2025		
	07/24/2025	Retirement payment for PP#15 - EFT 07/22/202:			468.77
	07/24/2025	Retirement payment for PP#15 - EFT 07/22/202:			1,319.06
	07/24/2025	Retirement payment for PP#15 - EFT 07/22/202:			1,174.82
	07/24/2025	Retirement payment for PP#15 - EFT 07/22/202:			1,377.71
	07/24/2025	Retirement payment for PP#15 - EFT 07/22/202:			5,786.46
	07/24/2025	Retirement payment for PP#15 - EFT 07/22/202:			2,289.81
	07/24/2025	Retirement payment for PP#15 - EFT 07/22/202:			2,050.99
	07/24/2025	Retirement payment for PP#15 - EFT 07/22/202:			285.88
	07/24/2025	Retirement payment for PP#15 - EFT 07/22/202:			9,768.37
	07/24/2025	Retirement payment for PP#15 - EFT 07/22/202:			5,901.60
	07/24/2025	Retirement payment for PP#15 - EFT 07/22/202:			2,569.91
	07/24/2025	Retirement payment for PP#15 - EFT 07/22/202:			21,240.73
	07/24/2025	Retirement payment for PP#15 - EFT 07/22/202:			1,216.45
Total for this ACH Check for Vendor CAL11:				0.00	55,450.56
ACH	CAL11	CalPERS RETIREMENT FUND	07/23/2025		
	07/10/2025	Retirement payment for PP#14 - EFT 07/09/202:			439.91
	07/10/2025	Retirement payment for PP#14 - EFT 07/09/202:			20,809.11
	07/10/2025	Retirement payment for PP#14 - EFT 07/09/202:			1,230.34
	07/10/2025	Retirement payment for PP#14 - EFT 07/09/202:			2,254.65
	07/10/2025	Retirement payment for PP#14 - EFT 07/09/202:			9,617.26
	07/10/2025	Retirement payment for PP#14 - EFT 07/09/202:			268.28
	07/10/2025	Retirement payment for PP#14 - EFT 07/09/202:			2,019.49
	07/10/2025	Retirement payment for PP#14 - EFT 07/09/202:			2,518.88
	07/10/2025	Retirement payment for PP#14 - EFT 07/09/202:			5,765.09
	07/10/2025	Retirement payment for PP#14 - EFT 07/09/202:			5,660.44
	07/10/2025	Retirement payment for PP#14 - EFT 07/09/202:			1,156.77
	07/10/2025	Retirement payment for PP#14 - EFT 07/09/202:			1,346.78
	07/10/2025	Retirement payment for PP#14 - EFT 07/09/202:			1,197.76
Total for this ACH Check for Vendor CAL11:				0.00	54,284.76
ACH	CAL11	CalPERS RETIREMENT FUND	07/30/2025		
	100000017972831	Unfunded Accrued Liability annual lump sum pr			131,264.00
	100000017972842	Unfunded Accrued Liability annual lump sum pr			212,097.00
	100000017972851	Unfunded Accrued Liability annual lump sum pr			2,892.00
	100000017972860	Unfunded Accrued Liability annual lump sum pr			5,550.00
	100000017972871	Unfunded Accrued Liability annual lump sum pr			6,660.00
Total for this ACH Check for Vendor CAL11:				0.00	358,463.00
ACH	CAL11	CalPERS RETIREMENT FUND	08/20/2025		
	08/05/2025	Retirement payment for PP#16 - EFT 08/04/202:			5,908.04
	08/05/2025	Retirement payment for PP#16 - EFT 08/04/202:			6,047.72
	08/05/2025	Retirement payment for PP#16 - EFT 08/04/202:			285.88
	08/05/2025	Retirement payment for PP#16 - EFT 08/04/202:			9,768.37
	08/05/2025	Retirement payment for PP#16 - EFT 08/04/202:			1,319.06
	08/05/2025	Retirement payment for PP#16 - EFT 08/04/202:			1,383.97

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Void Checks	Check Amount
	08/05/2025	Retirement payment for PP#16 - EFT 08/04/202:			468.77
	08/05/2025	Retirement payment for PP#16 - EFT 08/04/202:			1,216.44
	08/05/2025	Retirement payment for PP#16 - EFT 08/04/202:			2,544.22
	08/05/2025	Retirement payment for PP#16 - EFT 08/04/202:			2,569.91
	08/05/2025	Retirement payment for PP#16 - EFT 08/04/202:			1,174.82
	08/05/2025	Retirement payment for PP#16 - EFT 08/04/202:			2,050.99
	08/05/2025	Retirement payment for PP#16 - EFT 08/04/202:			21,240.68
Total for this ACH Check for Vendor CAL11:				0.00	55,978.87
Total for Vendor CAL11 (CalPERS RETIREMENT FUND):				0.00	524,177.19
Report Total (4 checks):				0.00	524,177.19

Accounts Payable

Checks by Date - Detail by Vendor Number

User: aimeer@northstarcsd.org
Printed: 8/15/2025 11:04 AM



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Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Void Checks	Check Amount
ACH	CAL12	CalPERS HEALTHCARE	07/23/2025		
	07/08/2025	Healthcare - Jul 2025 - EFT 07/02/2025			1,043.00
	07/08/2025	Retiree OPEB - Jul 2025 - EFT 07/02/2025			322.18
	07/08/2025	Healthcare - Jul 2025 - EFT 07/02/2025			21,952.80
	07/08/2025	Healthcare - Jul 2025 - EFT 07/02/2025			71.00
	07/08/2025	Retiree OPEB - Jul 2025 - EFT 07/02/2025			966.55
	07/08/2025	Healthcare - Jul 2025 - EFT 07/02/2025			34,290.57
	07/08/2025	Healthcare - Jul 2025 - EFT 07/02/2025			5,281.58
	07/08/2025	Retiree OPEB - Jul 2025 - EFT 07/02/2025			161.09
	07/08/2025	Healthcare - Jul 2025 - EFT 07/02/2025			11,384.47
	07/08/2025	Healthcare - Jul 2025 - EFT 07/02/2025			3,730.04
Total for this ACH Check for Vendor CAL12:				0.00	79,203.28
Total for Vendor CAL12 (CalPERS HEALTHCARE):				0.00	79,203.28
Report Total (1 checks):				0.00	79,203.28

Accounts Payable

Checks by Date - Detail by Vendor Number

User: aimeer@northstarcsd.org
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Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Void Checks	Check Amount
ACH	DEL05 591015617	DE LAGE LANDEN FINANCIAL SERVI Copier lease - Admin bldg - Jul 2025 - EFT 08/0	08/06/2025		187.67
Total for this ACH Check for Vendor DEL05:				0.00	187.67
Total for Vendor DEL05 (DE LAGE LANDEN FINANCIAL SERVICES INC):				0.00	187.67
Report Total (1 checks):				0.00	187.67

Accounts Payable

Checks by Date - Detail by Vendor Number

User: aimeer@northstarcisd.org
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Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Void Checks	Check Amount
ACH	NAT04	NATIONWIDE TRUST COMPANY	08/06/2025		
	07/22/2025	Employer contribution to PEHP - PP#15 - EFT 0			200.00
	07/22/2025	Employee contribution to PEHP - PP#15 - EFT 0			800.00
	07/22/2025	Employer contribution to PEHP - PP#15 - EFT 0			2,075.00
	07/22/2025	Employee contribution to PEHP - PP#15 - EFT 0			1,300.00
	07/22/2025	Employee contribution to PEHP - PP#15 - EFT 0			2,075.00
	07/22/2025	Employer contribution to PEHP - PP#15 - EFT 0			1,100.00
	07/22/2025	Employer contribution to PEHP - PP#15 - EFT 0			200.00
	07/22/2025	Employer contribution to PEHP - PP#15 - EFT 0			800.00
	07/22/2025	Employee contribution to PEHP - PP#15 - EFT 0			200.00
Total for this ACH Check for Vendor NAT04:				0.00	8,750.00
ACH	NAT04	NATIONWIDE TRUST COMPANY	07/23/2025		
	07/08/2025	Employee contribution to PEHP - PP#14 - EFT 0			200.00
	07/08/2025	Employer contribution to PEHP - PP#14 - EFT 0			1,000.00
	07/08/2025	Employee contribution to PEHP - PP#14 - EFT 0			1,200.00
	07/08/2025	Employer contribution to PEHP - PP#14 - EFT 0			800.00
	07/08/2025	Employer contribution to PEHP - PP#14 - EFT 0			200.00
	07/08/2025	Employee contribution to PEHP - PP#14 - EFT 0			1,700.00
	07/08/2025	Employee contribution to PEHP - PP#14 - EFT 0			800.00
	07/08/2025	Employer contribution to PEHP - PP#14 - EFT 0			1,700.00
	07/08/2025	Employer contribution to PEHP - PP#14 - EFT 0			200.00
Total for this ACH Check for Vendor NAT04:				0.00	7,800.00
ACH	NAT04	NATIONWIDE TRUST COMPANY	08/20/2025		
	08/01/2025	Employer contribution to PEHP - PP#16 - EFT			200.00
	08/01/2025	Employer contribution to PEHP - PP#16 - EFT			2,075.00
	08/01/2025	Employer contribution to PEHP - PP#16 - EFT			800.00
	08/01/2025	Employer contribution to PEHP - PP#16 - EFT			200.00
	08/01/2025	Employee contribution to PEHP - PP#16 - EFT			2,075.00
	08/01/2025	Employer contribution to PEHP - PP#16 - EFT			1,100.00
	08/01/2025	Employee contribution to PEHP - PP#16 - EFT			800.00
	08/01/2025	Employee contribution to PEHP - PP#16 - EFT			200.00
	08/01/2025	Employee contribution to PEHP - PP#16 - EFT			1,300.00
Total for this ACH Check for Vendor NAT04:				0.00	8,750.00
Total for Vendor NAT04 (NATIONWIDE TRUST COMPANY):				0.00	25,300.00
Report Total (3 checks):				0.00	25,300.00

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User: aimeer@northstarcsd.org
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Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Void Checks	Check Amount
ACH	NAV01	NAVIA BENEFIT SOLUTIONS INC	08/06/2025		
	07/24/2025	HRA Disbursement 2 - Jul 2025 - EFT 07/23/202			160.00
	07/24/2025	HRA Disbursement 2 - Jul 2025 - EFT 07/23/202			886.34
	07/24/2025	HRA Disbursement 2 - Jul 2025 - EFT 07/23/202			140.00
	07/24/2025	HRA Disbursement 2 - Jul 2025 - EFT 07/23/202			129.30
Total for this ACH Check for Vendor NAV01:				0.00	1,315.64
ACH	NAV01	NAVIA BENEFIT SOLUTIONS INC	07/23/2025		
	07/10/2025	HRA Disbursement 1 - Jul 2025 - EFT 07/09/202			1,594.02
	07/10/2025	HRA Disbursement 1 - Jul 2025 - EFT 07/09/202			555.10
	07/10/2025	HRA Disbursement 1 - Jul 2025 - EFT 07/09/202			1,340.85
Total for this ACH Check for Vendor NAV01:				0.00	3,489.97
Total for Vendor NAV01 (NAVIA BENEFIT SOLUTIONS INC):				0.00	4,805.61
Report Total (2 checks):				0.00	4,805.61

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Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Void Checks	Check Amount
30394	AMA01	AMAZON CAPITAL SERVICES	08/13/2025		
	1CFX-MTPG-6WKC	Coffee filters copy paper paper towels ink pad			149.55
	1K6P-6NHG-4LLP	Batteries for restroom auto faucets flush valves			53.60
	1M7X-P1FK-FJRY	Notebooks (6)			35.38
	1M7X-P1FK-FJRY	iPhone chargers (6)			10.71
	1WTK-9XCL-4RT4	Digital multimeter combo kit			685.24
	1WTK-9XCL-4RT4	Cork boards (2) for office - Ryan			171.43
	1WTK-9XCL-4RT4	Ball valves (2) for WTP			42.36
	1WTK-9XCL-4RT4	Time clock			239.90
	1WTK-9XCL-4RT4	Work pants (5) - Carvolth			307.32
Total for Check Number 30394:				0.00	1,695.49
Total for Vendor AMA01 (AMAZON CAPITAL SERVICES):				0.00	1,695.49
30365	ANS01	ANSWERWEST INC	08/06/2025		
	C5203-072525	On-call answering service 07/21-08/17/2025			184.95
Total for Check Number 30365:				0.00	184.95
Total for Vendor ANS01 (ANSWERWEST INC):				0.00	184.95
30410	AP*00037	CYNTHIA WALLACE	08/20/2025		
	08/05/2025	GWR rebate - 141 Basque Dr			161.17
Total for Check Number 30410:				0.00	161.17
Total for Vendor AP*00037 (CYNTHIA WALLACE):				0.00	161.17
30366	AP*00096	KAREN PIEROTTI	08/06/2025		
	07/23/2025	GWR rebate - 1617 Deer Path			154.79
Total for Check Number 30366:				0.00	154.79
Total for Vendor AP*00096 (KAREN PIEROTTI):				0.00	154.79
30324	AP*00113	MICHAEL MOON	07/23/2025		
	07/09/2025	Water leak repair rebate - 10568 Glenbrook Ct			100.00
Total for Check Number 30324:				0.00	100.00
Total for Vendor AP*00113 (MICHAEL MOON):				0.00	100.00
30367	AP*00114	BILL TRENCHARD	08/06/2025		

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Void Checks	Check Amount
	07/23/2025	Water leak repair rebate - 10625 Dutton Ct			100.00
		Total for Check Number 30367:		0.00	100.00
		Total for Vendor AP*00114 (BILL TRENCHARD):		0.00	100.00
30368	AP*00115 07/24/2025	SUSAN VALERIOTE Water leak repair rebate - 2555 North Summit Pl	08/06/2025		100.00
		Total for Check Number 30368:		0.00	100.00
		Total for Vendor AP*00115 (SUSAN VALERIOTE):		0.00	100.00
30352	AR-Adva1	ADVANCED ASPHALT AR Refund AR Refund	07/30/2025		786.88 902.17
		Total for Check Number 30352:		0.00	1,689.05
		Total for Vendor AR-Adva1 (ADVANCED ASPHALT):		0.00	1,689.05
30325	ARE01 25-0630-CF 25-0630-CURBSID 25-0630-HVR 25-0630-HVR 25-0630-HVR	AREVALO TREE & DEFENSIBLE SPAC 2023 NEU PhII CalFire Fuels Reduction - Evacu 2023 NEU PhII CalFire Fuels Reduction - Curbs 2023 NEU PhII CalFire Fuels Reduction - Highl Measure U 50% Cost Sharing Agreement - Mou Measure U 50% Cost Sharing Agreement - Mou	07/23/2025		63,214.00 13,396.88 286.00 40.00 40.00
		Total for Check Number 30325:		0.00	76,976.88
30369	ARE01 25-0715-CF 25-0716-CURBSID	AREVALO TREE & DEFENSIBLE SPAC 2023 NEU PhII CalFire Fuels Reduction - Evacu 2023 NEU PhII CalFire Fuels Reduction - Curbs	08/06/2025		53,108.00 12,490.70
		Total for Check Number 30369:		0.00	65,598.70
30411	ARE01 25-0731-CF 25-0731-NCSD	AREVALO TREE & DEFENSIBLE SPAC 23 NEU PhII CalFire Fuels reduction - Evacuati 23 NEU PhII CalFire Fuels reduction - Evacuati	08/20/2025		71,598.00 998.00
		Total for Check Number 30411:		0.00	72,596.00
		Total for Vendor ARE01 (AREVALO TREE & DEFENSIBLE SPACE SERVICES):		0.00	215,171.58
30412	ASB01 1500-01235734 1500-01236085	ASBURY ENVIRONMENTAL SERVICES Disposal of antifreeze Disposal of used and mixed oil	08/20/2025		8.00 153.00
		Total for Check Number 30412:		0.00	161.00
		Total for Vendor ASB01 (ASBURY ENVIRONMENTAL SERVICES INC):		0.00	161.00
30326	AT&03 000023742614 000023742614	AT&T - CALNET 3 Telephones 06/10-07/09/2025 Telephones 06/10-07/09/2025	07/23/2025		31.58 55.36

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Void Checks	Check Amount
	000023742614	Telephones 06/10-07/09/2025			127.51
	000023742614	Telephones 06/10-07/09/2025			61.71
	000023743890	Fire alarm lines at Admin bldg 06/10-07/09/2025			61.61
			Total for Check Number 30326:	0.00	337.77
30370	AT&03	AT&T - CALNET 3	08/06/2025		
	000023821396	Fire alarm lines MVWS M&O facility 06/25-07/			61.61
			Total for Check Number 30370:	0.00	61.61
			Total for Vendor AT&03 (AT&T - CALNET 3):	0.00	399.38
30327	AT&05	AT&T MOBILITY	07/23/2025		
	287289271450X07	Wireless service 06/03-07/02/2025			13.52
	287289271450X07	Wireless service 06/03-07/02/2025			315.03
	287317205381X07	Res A Inlet Meter Cell Service - Jul 2025 (50%)			25.31
	287317205381X07	Res A Inlet Meter Cell Service - Jul 2025 (50%)			25.31
			Total for Check Number 30327:	0.00	379.17
30413	AT&05	AT&T MOBILITY	08/20/2025		
	287289271450X08	Wireless service 07/03-08/02/2025			322.85
	287289271450X08	Wireless service 07/03-08/02/2025			13.48
	287317205381X08	Res A Inlet Meter Cell Service - Aug 2025 (50%)			25.31
	287317205381X08	Res A Inlet Meter Cell Service - Aug 2025 (50%)			25.31
			Total for Check Number 30413:	0.00	386.95
			Total for Vendor AT&05 (AT&T MOBILITY):	0.00	766.12
30328	BAD01	BADGER METER INC	07/23/2025		
	80203633	Beacon cellular service - Jun 2025			881.10
	80203633	Beacon cellular service - Jun 2025			1,220.19
			Total for Check Number 30328:	0.00	2,101.29
30414	BAD01	BADGER METER INC	08/20/2025		
	80206654	Beacon cellular service - Jul 2025			881.10
	80206654	Beacon cellular service - Jul 2025			1,229.98
			Total for Check Number 30414:	0.00	2,111.08
			Total for Vendor BAD01 (BADGER METER INC):	0.00	4,212.37
30395	BRO02	WARREN "CHIP" BROWN	08/13/2025		
	08/04/2025	Healthcare reimb - Brown - Jul 2025			1,593.80
			Total for Check Number 30395:	0.00	1,593.80
			Total for Vendor BRO02 (WARREN "CHIP" BROWN):	0.00	1,593.80
30371	BUT01	BARBARA BUTTERFIELD	08/06/2025		
	202	Admin office cleaning - Jul 2025			900.00

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Void Checks	Check Amount
Total for Check Number 30371:				0.00	900.00
Total for Vendor BUT01 (BARBARA BUTTERFIELD):				0.00	900.00
30353	C&D01 25005-03 25005-03	C & D CONTRACTORS INC MVT Segment 3F Construction - PP#3 5% reten MVT Segment 3F Construction - PP#3	07/30/2025		-16,863.70 337,274.00
Total for Check Number 30353:				0.00	320,410.30
Total for Vendor C&D01 (C & D CONTRACTORS INC):				0.00	320,410.30
30415	CAR01 5176	CARSON PUMP LLC Remove repair reinstall motor Northstar Dr Pu	08/20/2025		5,225.00
Total for Check Number 30415:				0.00	5,225.00
Total for Vendor CAR01 (CARSON PUMP LLC):				0.00	5,225.00
30416	CAR03 08/04/2025	GARRETT CARVOLTH Collection System Maint Grade 2 renewal - Rein	08/20/2025		370.00
Total for Check Number 30416:				0.00	370.00
Total for Vendor CAR03 (GARRETT CARVOLTH):				0.00	370.00
30372	CHA02 176991601070725	CHARTER COMMUNICATIONS Cable service at Station 31 & 32 07/11-08/10/20:	08/06/2025		236.46
Total for Check Number 30372:				0.00	236.46
30393	CHA02 179209801072125	CHARTER COMMUNICATIONS Cable and internet at Admin bldg 07/21-08/20/20	08/06/2025		371.60
Total for Check Number 30393:				0.00	371.60
Total for Vendor CHA02 (CHARTER COMMUNICATIONS):				0.00	608.06
30329	CIN01 4236708761 4236708761	CINTAS CORPORATION #623 Coveralls Household supplies rags rugs	07/23/2025		212.52 263.18
Total for Check Number 30329:				0.00	475.70
30354	CIN01 4237440276 4237440276	CINTAS CORPORATION #623 Household supplies rags rugs Coveralls	07/30/2025		258.25 212.52
Total for Check Number 30354:				0.00	470.77
30373	CIN01 4238173072 4238173072	CINTAS CORPORATION #623 Coveralls Household supplies rags rugs	08/06/2025		212.52 287.20

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Void Checks	Check Amount
			Total for Check Number 30373:	0.00	499.72
30396	CIN01	CINTAS CORPORATION #623	08/13/2025		
	4230860378	Household supplies rags rugs			282.71
	4230860378	Coveralls			239.32
	4238910874	Household supplies rags rugs			254.77
	4238910874	Coveralls			212.52
			Total for Check Number 30396:	0.00	989.32
30417	CIN01	CINTAS CORPORATION #623	08/20/2025		
	4239642230	Coveralls			187.38
	4239642230	Household supplies rags rugs			259.70
			Total for Check Number 30417:	0.00	447.08
Total for Vendor CIN01 (CINTAS CORPORATION #623):				0.00	2,882.59
30330	COD01	CODALE ELECTRIC SUPPLY	07/23/2025		
	S009315169.001	PLC replacement for stock supply (50%)			2,347.68
	S009315169.001	PLC replacement for stock supply (50%)			2,347.69
			Total for Check Number 30330:	0.00	4,695.37
Total for Vendor COD01 (CODALE ELECTRIC SUPPLY):				0.00	4,695.37
30331	CRA02	CRANMER ENGINEERING INC	07/23/2025		
	GHG0266	Distribution bacterial analysis			355.00
	GHG0274	Sampling distribution raw bacteria samples ch			6,810.00
			Total for Check Number 30331:	0.00	7,165.00
30418	CRA02	CRANMER ENGINEERING INC	08/20/2025		
	GHH0294	Distribution bacterial analysis			355.00
	GHH0294	SOC suites tested for Well 2 & Well 3			6,350.00
	GHH0303	Raw bacteria distribution bacteria analysis			485.00
	GHH0303	SOC suites tested for Res A & Sawmill Flat			6,350.00
			Total for Check Number 30418:	0.00	13,540.00
Total for Vendor CRA02 (CRANMER ENGINEERING INC):				0.00	20,705.00
30419	DOW03	DOWL	08/20/2025		
	R4134.2300-9	2022 On-Call Inspection SM Golf Coarse Maint			1,567.00
			Total for Check Number 30419:	0.00	1,567.00
Total for Vendor DOW03 (DOWL):				0.00	1,567.00
30332	DUD01	DUDEK	07/23/2025		
	202503217	MVT Segment 3F CEQA Comp - PP#29 -Billing			1,341.25
	202505226	WEF Air Permit Amendment - PP#4 Billing thro			185.00
			Total for Check Number 30332:	0.00	1,526.25

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Void Checks	Check Amount
30355	DUD01 202504989	DUDEK MVT Segment 3F Bio Services Project 12299 - I	07/30/2025		12,558.30
		Total for Check Number 30355:		0.00	12,558.30
30374	DUD01 202505786	DUDEK MVT Segment 3F Bio Services Project 12299 - I	08/06/2025		4,921.90
		Total for Check Number 30374:		0.00	4,921.90
		Total for Vendor DUD01 (DUDEK):		0.00	19,006.45
30375	ELE01 0389298	ELEVATED TREE EXPERTS LLC 2023 NEU PhII CalFire Fuels Reduction - Evacu	08/06/2025		14,745.00
		Total for Check Number 30375:		0.00	14,745.00
30420	ELE01 0391536	ELEVATED TREE EXPERTS LLC HVR & W Boundary Fuels_TTAD	08/20/2025		41,120.00
		Total for Check Number 30420:		0.00	41,120.00
		Total for Vendor ELE01 (ELEVATED TREE EXPERTS LLC):		0.00	55,865.00
30356	FAS01 NVREN108066	FASTENAL COMPANY Washers tubing for stock supply	07/30/2025		152.39
		Total for Check Number 30356:		0.00	152.39
30421	FAS01 NVREN108155 NVREN108263 NVREN108348	FASTENAL COMPANY Bolts for stock supply Bolts for stock supply Bolts for stock supply	08/20/2025		72.94 140.70 127.28
		Total for Check Number 30421:		0.00	340.92
		Total for Vendor FAS01 (FASTENAL COMPANY):		0.00	493.31
30397	FOR02 08/04/2025	MARILYN FORNI Healthcare reimb - Forni - Jul 2025	08/13/2025		625.90
		Total for Check Number 30397:		0.00	625.90
		Total for Vendor FOR02 (MARILYN FORNI):		0.00	625.90
30333	GOO01 14068 14069	GOODWIN CONSULTING GROUP INC CFD Special Tax Administration 10/09/24-02/28 CFD Special Tax Administration 12/01/24-01/27	07/23/2025		6,660.00 606.25
		Total for Check Number 30333:		0.00	7,266.25
		Total for Vendor GOO01 (GOODWIN CONSULTING GROUP INC):		0.00	7,266.25
30334	GRA01 9564027671	GRAINGER INC Fuel transfer pump for fuel dock	07/23/2025		947.20

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Void Checks	Check Amount
	9566560158	Solenoid valve for Tank C			84.02
			Total for Check Number 30334:	0.00	1,031.22
30357	GRA01 9571962076	GRAINGER INC Padlock for stock supply	07/30/2025		233.68
			Total for Check Number 30357:	0.00	233.68
30422	GRA01 9595771206	GRAINGER INC Batteries for DMA	08/20/2025		128.83
			Total for Check Number 30422:	0.00	128.83
		Total for Vendor GRA01 (GRAINGER INC):		0.00	1,393.73
30376	GRA03 07/25/2025 07/28/2025	RUSSELL GRANT Annual gear allowance for TTRRT STEN - Reii Lodging for strike team at Green Fire - Reimb G	08/06/2025		400.00 380.78
			Total for Check Number 30376:	0.00	780.78
		Total for Vendor GRA03 (RUSSELL GRANT):		0.00	780.78
30377	HAC01 14591727 14591727	HACH COMPANY INC DPD chlorine residual sample packets (50%) DPD CL2 residual sample packets (50%) hydroc	08/06/2025		144.28 193.83
			Total for Check Number 30377:	0.00	338.11
		Total for Vendor HAC01 (HACH COMPANY INC):		0.00	338.11
30335	HUN01 541197 541197	HUNT & SONS INC Diesel Gasoline	07/23/2025		1,943.33 3,341.62
			Total for Check Number 30335:	0.00	5,284.95
		Total for Vendor HUN01 (HUNT & SONS INC):		0.00	5,284.95
30336	INF01 289812 289812 289812 289812 289812 289812	INFOSEND INC Statement mailing & processing - Jun 2025 Statement mailing & processing - Jun 2025 Statement mailing & processing - Jun 2025 Statement mailing & processing - Jun 2025 Statement mailing & processing - Jun 2025 Statement mailing & processing - Jun 2025	07/23/2025		265.63 387.27 33.36 27.20 467.07 325.77
			Total for Check Number 30336:	0.00	1,506.30
30378	INF01 291070 291070 291070 291070 291070	INFOSEND INC Statement mailing & processing - Jul 2025 Statement mailing & processing - Jul 2025 Statement mailing & processing - Jul 2025 Statement mailing & processing - Jul 2025 Statement mailing & processing - Jul 2025	08/06/2025		397.66 30.18 25.00 33.84 330.39

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Void Checks	Check Amount
Total for Check Number 30378:				0.00	817.07
Total for Vendor INF01 (INFOSEND INC):				0.00	2,323.37
30398	INT06	INTERMEDIA.NET INC	08/13/2025		
	250810172613	Intermedia - Phone system 07/02-08/01/2025			169.90
	250810172613	Intermedia - Phone system 07/02-08/01/2025 - S			77.46
	250810172613	Intermedia - Phone system 07/02-08/01/2025 - S			198.59
	250810172613	Intermedia - Phone system 07/02-08/01/2025			391.78
Total for Check Number 30398:				0.00	837.73
Total for Vendor INT06 (INTERMEDIA.NET INC):				0.00	837.73
30399	IVE01	NANCY IVES	08/13/2025		
	08/04/2025	Healthcare reimb - Ives - Jul 2025			573.34
Total for Check Number 30399:				0.00	573.34
Total for Vendor IVE01 (NANCY IVES):				0.00	573.34
30400	LIB01	LIBERTY UTILITIES	08/13/2025		
	08/07/2025	Electricity - Jul 2025			2,672.31
	08/07/2025	Electricity - Jul 2025			2,968.18
	08/07/2025	Electricity - Jul 2025			33,376.14
	08/07/2025	Electricity - Jul 2025			1,713.34
	08/07/2025	Electricity - Jul 2025			17,434.60
	08/07/2025	Electricity - Jul 2025			663.78
	08/07/2025	Electricity - Jul 2025			326.67
	08/07/2025	Electricity - Jul 2025			65.60
Total for Check Number 30400:				0.00	59,220.62
Total for Vendor LIB01 (LIBERTY UTILITIES):				0.00	59,220.62
30358	LIF01	LIFE ASSIST INC	07/30/2025		
	1617448	Blood glucose monitor diphenhydramine epine			192.54
	1618501	Tranexamic acid (2)			54.56
	1618764	Electrodes naloxone i-gel O2 resus packs onc			658.39
	1619128	Electrodes			249.10
Total for Check Number 30358:				0.00	1,154.59
Total for Vendor LIF01 (LIFE ASSIST INC):				0.00	1,154.59
30401	LNC01	LN CURTIS & SONS INC	08/13/2025		
	INV972250	Flashlights for E-32 and B-32			765.73
Total for Check Number 30401:				0.00	765.73
Total for Vendor LNC01 (LN CURTIS & SONS INC):				0.00	765.73

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Void Checks	Check Amount
30337	LOC02 5385	LOCALITY MEDIA INC DBA FIRST DU First Due - Annual Inspection software renewal (07/23/2025		5,792.26
		Total for Check Number 30337:		0.00	5,792.26
		Total for Vendor LOC02 (LOCALITY MEDIA INC DBA FIRST DUE):		0.00	5,792.26
30338	MOU01 086477	MOUNTAIN HARDWARE Electrical conduit (3) fittings for new District M	07/23/2025		23.72
		Total for Check Number 30338:		0.00	23.72
30359	MOU01 086878 36673	MOUNTAIN HARDWARE Paint for door at Well 3 Wire mesh rat traps (4)	07/30/2025		92.84 43.55
		Total for Check Number 30359:		0.00	136.39
30379	MOU01 087401	MOUNTAIN HARDWARE Light switch for WTP	08/06/2025		1.62
		Total for Check Number 30379:		0.00	1.62
30423	MOU01 088354	MOUNTAIN HARDWARE Cable&liquid tight cnnectrs (2) bulk nuts & bolts	08/20/2025		29.43
		Total for Check Number 30423:		0.00	29.43
		Total for Vendor MOU01 (MOUNTAIN HARDWARE):		0.00	191.16
30339	MUN01 038549	MUNICIPAL MAINTENANCE EQUIPME Rotary union 8" quick clamp adjustable 8" kar	07/23/2025		516.88
		Total for Check Number 30339:		0.00	516.88
		Total for Vendor MUN01 (MUNICIPAL MAINTENANCE EQUIPMENT INC):		0.00	516.88
30402	NAV02 10992052 10992052 10992052 10992052 10992052	NAVIA BENEFIT SOLUTIONS INC Monthly admin fee - Jul 2025 Monthly admin fee - Jul 2025 Monthly admin fee - Jul 2025 Monthly admin fee - Jul 2025 Monthly admin fee - Jul 2025	08/13/2025		50.00 10.00 40.00 90.00 10.00
		Total for Check Number 30402:		0.00	200.00
		Total for Vendor NAV02 (NAVIA BENEFIT SOLUTIONS INC):		0.00	200.00
30340	NEV06 25-4367	NEVADA CHILLER & BOILER INC Air conditioning unit reset at Station 31	07/23/2025		697.50
		Total for Check Number 30340:		0.00	697.50
		Total for Vendor NEV06 (NEVADA CHILLER & BOILER INC):		0.00	697.50

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Void Checks	Check Amount
30341	NV501 459467	NV5 INC MVT Segment 3F - Inspection & Testing - PP#3	07/23/2025		6,297.70
		Total for Check Number 30341:		0.00	6,297.70
30424	NV501 464530	NV5 INC MVT Segment 3F - Inspection & Testing - PP#4	08/20/2025		3,190.55
		Total for Check Number 30424:		0.00	3,190.55
		Total for Vendor NV501 (NV5 INC):		0.00	9,488.25
30342	OFF02 LVAR595816	OFFICE1 Copier overage fees - Admin bldg 04/19-07/18/2	07/23/2025		141.80
		Total for Check Number 30342:		0.00	141.80
30380	OFF02 LVAR596737 LVAR596738	OFFICE1 Copier base rate fees - Fire admin 07/22-08/21/2 Copier overage fees - Captain's office 06/23-07/2	08/06/2025		31.00 23.96
		Total for Check Number 30380:		0.00	54.96
		Total for Vendor OFF02 (OFFICE1):		0.00	196.76
30381	OFF03 5035187746	OFFICE1 Copier lease - Station 32 07/15-08/14/2025	08/06/2025		178.63
		Total for Check Number 30381:		0.00	178.63
		Total for Vendor OFF03 (OFFICE1):		0.00	178.63
30360	ORE01 4426-277983 4426-278212	O'REILLY AUTOMATIVE INC - ACCT#1 Ball joint press for shop Oil seals (2) for outer axles on U-2	07/30/2025		163.49 113.69
		Total for Check Number 30360:		0.00	277.18
30425	ORE01 4426-284672 4426-284672 4426-284673	O'REILLY AUTOMATIVE INC - ACCT#1 Circuit breaker for DMA Carb cleaner for shop supply Fuel hose for T-1	08/20/2025		37.53 3.85 4.25
		Total for Check Number 30425:		0.00	45.63
		Total for Vendor ORE01 (O'REILLY AUTOMATIVE INC - ACCT#1894214):		0.00	322.81
30426	PAC01 3017354 3017354 3017354 3017354	PACIFIC COMPUTER SUPPLY INC Adobe Photoshop - Admin Department 08/10/20 Acrobat Pro - Geary Rzeplinski Plexico-08/10. Adobe AI Assistant - Geary 08/10/2025-08/09/20 Acrobat Pro - Gibeaut Olk - 08/10/2025-08/09/20	08/20/2025		74.00 1,021.95 74.15 681.30
		Total for Check Number 30426:		0.00	1,851.40

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Void Checks	Check Amount
Total for Vendor PAC01 (PACIFIC COMPUTER SUPPLY INC):				0.00	1,851.40
30343	PIT01 1027752595	PITNEY BOWES INC Postal machine subscription fees 04/09-07/08/20	07/23/2025		204.06
Total for Check Number 30343:				0.00	204.06
30427	PIT01 1027895650	PITNEY BOWES INC Red ink cartridge for postage machine	08/20/2025		99.51
Total for Check Number 30427:				0.00	99.51
Total for Vendor PIT01 (PITNEY BOWES INC):				0.00	303.57
30382	PLA06 07/29/2025 07/29/2025 07/29/2025 07/29/2025 07/29/2025 07/29/2025 07/29/2025 07/29/2025 07/29/2025	PLACER COUNTY PERSONNEL Dental and vision insurance - Aug 2025 Dental and vision insurance - Aug 2025 Dental and vision insurance - Aug 2025 Dental and vision insurance - Aug 2025 Dental and vision insurance - Aug 2025 Dental and vision insurance - Aug 2025 Dental and vision insurance - Aug 2025 Dental and vision insurance - Aug 2025 Dental and vision insurance - Aug 2025	08/06/2025		938.16 158.88 265.54 98.72 21.60 1,212.47 2,133.09 19.28 203.54
Total for Check Number 30382:				0.00	5,051.28
Total for Vendor PLA06 (PLACER COUNTY PERSONNEL):				0.00	5,051.28
30344	PRD01 1828 1842	PR DESIGN & ENGINEERING INC MVT Seg 3F Inspection - PP#3 - Billing through MVT Seg 3F Inspection - PP#4 - Billing through	07/23/2025		9,153.75 26,130.60
Total for Check Number 30344:				0.00	35,284.35
Total for Vendor PRD01 (PR DESIGN & ENGINEERING INC):				0.00	35,284.35
30403	RAD02 08/04/2025	JOHN RADANOVICH Healthcare reimb - Radanovich - Jul 2025	08/13/2025		1,870.66
Total for Check Number 30403:				0.00	1,870.66
Total for Vendor RAD02 (JOHN RADANOVICH):				0.00	1,870.66
30383	RAY01 08/04/2025	CHRIS RAYMER Collection System Maint Grade 2 renewal - Rein	08/06/2025		350.00
Total for Check Number 30383:				0.00	350.00
Total for Vendor RAY01 (CHRIS RAYMER):				0.00	350.00
30384	REX01 INV-49030	REX MOORE GROUP INC Fire alarm troubleshoot repair at Utility ops	08/06/2025		310.00

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Void Checks	Check Amount
Total for Check Number 30384:				0.00	310.00
Total for Vendor REX01 (REX MOORE GROUP INC):				0.00	310.00
30428	SAN01	SAN JOAQUIN ELECTRIC INC	08/20/2025		
	25037-01	Troubleshoot & repair ATS for Indian Hills Lift			250.00
	25037-01	Soft starter for Well 1 24V sensing wire & testi			15,525.75
Total for Check Number 30428:				0.00	15,775.75
Total for Vendor SAN01 (SAN JOAQUIN ELECTRIC INC):				0.00	15,775.75
30429	SCO02	CHARLES SCOTT	08/20/2025		
	2009	Patch drywall for Station 31 - Chief's Office Mc			370.00
Total for Check Number 30429:				0.00	370.00
Total for Vendor SCO02 (CHARLES SCOTT):				0.00	370.00
30345	SEL01	SELMAN & COMPANY	07/23/2025		
	LB4088_20250701	Life insurance - Jul 2025			225.76
	LB4088_20250701	Life insurance - Jul 2025			18.10
	LB4088_20250701	Life insurance - Jul 2025			26.56
Total for Check Number 30345:				0.00	270.42
30430	SEL01	SELMAN & COMPANY	08/20/2025		
	LB4088_20250801	Life insurance - Aug 2025			26.56
	LB4088_20250801	Life insurance - Aug 2025			18.10
	LB4088_20250801	Life insurance - Aug 2025			225.76
Total for Check Number 30430:				0.00	270.42
Total for Vendor SEL01 (SELMAN & COMPANY):				0.00	540.84
30404	SHA01	MARK SHADOWENS	08/13/2025		
	08/04/2025	Healthcare reimb - Shadowens - Sep 2025			2,173.10
Total for Check Number 30404:				0.00	2,173.10
Total for Vendor SHA01 (MARK SHADOWENS):				0.00	2,173.10
30361	SID01	SIDDONS MARTIN EMERGENCY GROU	07/30/2025		
	322-0000040908	Headlight electronic control module for E-32			5,365.81
	322-0000040936	A/C repair for B-31			4,861.39
	322-0000041640	A/C refrigerant recharged seat belt repair for E-			1,489.05
	322-0000041989	Rear main seal oil pan gasket for B-31			6,239.19
Total for Check Number 30361:				0.00	17,955.44
Total for Vendor SID01 (SIDDONS MARTIN EMERGENCY GROUP):				0.00	17,955.44

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Void Checks	Check Amount
30405	SOU01	SOUTHWEST GAS CO	08/13/2025		
	08/06/2025	Natural gas - Jul 2025			22.00
	08/06/2025	Natural gas - Jul 2025			142.94
	08/06/2025	Natural gas - Jul 2025			34.76
	08/06/2025	Natural gas - Jul 2025			21.53
	08/06/2025	Natural gas - Jul 2025			30.28
	08/06/2025	Natural gas - Jul 2025			33.79
Total for Check Number 30405:				0.00	285.30
Total for Vendor SOU01 (SOUTHWEST GAS CO):				0.00	285.30
30362	STA05	STATE OF CA DEPT OF FORESTRY &	07/30/2025		
	174607	911 dispatching service 01/31-03/31/2025			11,828.42
Total for Check Number 30362:				0.00	11,828.42
Total for Vendor STA05 (STATE OF CA DEPT OF FORESTRY & FIRE PROTECTION):				0.00	11,828.42
30431	SUM02	SUMMIT FORESTS INC	08/20/2025		
	1-002502	Measure U 50% Cost Sharing Agreement - Moui			46,876.80
	1-002502	Measure U 50% Cost Sharing Agreement - NPO.			42,005.00
	1-002502	23 NEU PhII CalFire Fuels reduction - NPOA			7,584.80
	1-002502	Measure U 50% Cost Sharing Agreement - Moui			46,876.80
	1-002502	Measure U 50% Cost Sharing Agreement - NPO.			25,011.24
	1-002502	Measure U 50% Cost Sharing Agreement - NPO.			42,005.00
Total for Check Number 30431:				0.00	210,359.64
Total for Vendor SUM02 (SUMMIT FORESTS INC):				0.00	210,359.64
30385	TAH02	TAHOE FOREST HOSPITAL PHARMA	08/06/2025		
	0725	Ketamine			30.39
Total for Check Number 30385:				0.00	30.39
Total for Vendor TAH02 (TAHOE FOREST HOSPITAL PHARMACY):				0.00	30.39
30346	TAH03	TAHOE FOREST HOSPITAL OCC HE/	07/23/2025		
	07/15/2025	Monthly admin fee - Jun 2025			138.00
Total for Check Number 30346:				0.00	138.00
Total for Vendor TAH03 (TAHOE FOREST HOSPITAL OCC HEALTH TAHOE WORX):				0.00	138.00
30347	TAH05	TAHOE TRUCKEE SANITATION AGEN	07/23/2025		
	07/15/2025	Sewer user fees at M&O facility 07/01-12/31/20.			446.68
Total for Check Number 30347:				0.00	446.68
Total for Vendor TAH05 (TAHOE TRUCKEE SANITATION AGENCY):				0.00	446.68
30348	TAH06	TAHOE TRUCKEE SIERRA DISPOSAL	07/23/2025		

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Void Checks	Check Amount
	0000960607	Garbage pickup service - Admin bldg - Jun 2025			293.57
		Total for Check Number 30348:		0.00	293.57
30363	TAH06	TAHOE TRUCKEE SIERRA DISPOSAL	07/30/2025		
	0000959989	Garbage pickup service - Utility ops - Jun 2025			375.83
	0000960745	Garbage pickup service - Station 31 - Jun 2025			33.42
	0000990228	Residential service 1434 units 07/01-09/30/2025			129,189.03
		Total for Check Number 30363:		0.00	129,598.28
30406	TAH06	TAHOE TRUCKEE SIERRA DISPOSAL	08/13/2025		
	0000978282	Excess garbage pick up - Station 32 - 04/07-06/3			12.08
		Total for Check Number 30406:		0.00	12.08
		Total for Vendor TAH06 (TAHOE TRUCKEE SIERRA DISPOSAL):		0.00	129,903.93
30432	TEL04	TELEFLEX LLC	08/20/2025		
	9510333302	EZ-IO needles			589.88
		Total for Check Number 30432:		0.00	589.88
		Total for Vendor TEL04 (TELEFLEX LLC):		0.00	589.88
30349	THA01	THATCHER COMPANY INC	07/23/2025		
	2025400103129	Caustic soda			3,770.87
	2025400103153	CL2 for water treatment (50%)			1,363.64
	2025400103153	CL2 for water treatment (50%)			1,363.62
	2025400900346	Container deposit refund (50%)			-500.00
	2025400900346	Container deposit refund (50%)			-500.00
	2025400900349	Container deposit refund			-1,000.00
		Total for Check Number 30349:		0.00	4,498.13
30386	THA01	THATCHER COMPANY INC	08/06/2025		
	2025400103460	CL2 for water treatment (50%)			1,469.54
	2025400103460	CL2 for water treatment (50%)			1,469.55
	2025400900384	Container deposit refund (50%)			-500.00
	2025400900384	Container deposit refund (50%)			-500.00
		Total for Check Number 30386:		0.00	1,939.09
		Total for Vendor THA01 (THATCHER COMPANY INC):		0.00	6,437.22
30387	THE01	THE OFFICE BOSS	08/06/2025		
	96582	NTCA Funding Support Sign for MVT Segment			101.10
		Total for Check Number 30387:		0.00	101.10
		Total for Vendor THE01 (THE OFFICE BOSS):		0.00	101.10
30388	THE04	THE HARTFORD INC	08/06/2025		
	786327988074	Life insurance - Aug 2025			23.80
	786327988074	Life insurance - Aug 2025			130.90
	786327988074	Life insurance - Aug 2025			95.20

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Void Checks	Check Amount
Total for Check Number 30388:				0.00	249.90
Total for Vendor THE04 (THE HARTFORD INC):				0.00	249.90
30364	THE05 251552	THE AUTO & TIRE DOCTOR INC Wheel stud replacement for U-231	07/30/2025		106.63
Total for Check Number 30364:				0.00	106.63
Total for Vendor THE05 (THE AUTO & TIRE DOCTOR INC):				0.00	106.63
30389	TRU05 0000816 0000816 0000816 0000816 0000816	TRUCKEE SANITARY DISTRICT T-TSA User Charges 07/01-12/31/2025 T-TSA User Charges 07/01-12/31/2025 T-TSA User Charges 07/01-12/31/2025 T-TSA User Charges 07/01-12/31/2025 T-TSA User Charges 07/01-12/31/2025	08/06/2025		546.80 754,782.51 1,752.36 2,954.96 536.00
Total for Check Number 30389:				0.00	760,572.63
Total for Vendor TRU05 (TRUCKEE SANITARY DISTRICT):				0.00	760,572.63
30433	TRU14 25589	TRUCKEE TIRE Tire pressure monitor sensor for U-3	08/20/2025		65.40
Total for Check Number 30433:				0.00	65.40
Total for Vendor TRU14 (TRUCKEE TIRE):				0.00	65.40
30390	UND01 2025156653	UNDERGROUND SERVICE ALERT Annual membership 01/01-12/31/2025 Tickets	08/06/2025		699.16
Total for Check Number 30390:				0.00	699.16
Total for Vendor UND01 (UNDERGROUND SERVICE ALERT):				0.00	699.16
30350	USA01 INV00735301 INV00735301 INV00736770 INV00743643 INV00743643 INV00764460 INV00764460	USA BLUE BOOK Quick coupling adapter for horizontal container j Quick coupling adapter for horizontal container j Debris basket for P-9 Horizontal container pump for chemical tote tran Horizontal container pump for chemical tote tran Pressure temperature logger (50%) Pressure temperature logger (50%)	07/23/2025		14.45 14.46 391.97 689.62 689.61 376.15 376.14
Total for Check Number 30350:				0.00	2,552.40
Total for Vendor USA01 (USA BLUE BOOK):				0.00	2,552.40
30407	USB01 Jul Barron Jul Barron	US BANK CORPORATE PAYMENT SYS Elite Mobile Details - Detail of U-32 to remove t Forestry Suppliers - Property line flagging	08/13/2025		285.00 108.75

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Void Checks	Check Amount
	Jul Barron	Discount Tire - Mount and balance summer tires			92.00
	Jul Coleman	Mystery Ranch - Medical bags (2) for out of cou			1,467.09
	Jul Contardi	MFG Edge Pump - LMI repair kits for MVWS			519.71
	Jul Contardi	MFG Edge Pump - LMI repair kit for TH2			274.46
	Jul Evans	Clean Truck Check - 2025 CARB compliance fe			32.11
	Jul Evans	Raley's - Distilled water for WTP			8.32
	Jul Evans	Auto and Tire Doctor - Wheel alignment for U-2			154.50
	Jul Evans	SkillPath - Management and leadership skills wo			599.00
	Jul Evans	McMaster Carr - Fittings for TH1			589.05
	Jul Evans	Vertex - Work pants (5) - Evans			360.32
	Jul Evans	BPS Supply Group - 1/2 inch ball valve for TH1			1,226.71
	Jul Evans	McMaster Carr - Fittings for TH1			592.74
	Jul Evans	RockAuto - Ball joint press ball joints (4) for U			326.40
	Jul Gibeaut	Titan Fitness - Fitness equipment			2,070.10
	Jul Gibeaut	OPW Fuel Management - Gasoline for C-300			68.72
	Jul Gibeaut	ICC - Subscription to Code Books			590.64
	Jul Gibeaut	Raley's - Lunch meeting - Gibeaut Geary			11.28
	Jul Gibeaut	ICC - Annual membership			70.00
	Jul Gibeaut	Equipment Express - AED for out of county wor			1,665.00
	Jul Gibeaut	Raley's - Lunch meeting - Gibeaut Geary			11.28
	Jul Gibeaut	Metro Screenworks - Screen door for Station 31			429.43
	Jul Goates	Wasabi - Data storage			7.22
	Jul Goates	Amazon Web Services - Raw cloud storage serv			629.40
	Jul Goates	Backblaze - Cloud data storage			123.07
	Jul Grant	Valley Tire - Tire repair for R-32			547.80
	Jul Grant	Best Western - Lodging for Green Fire crews ma			1,795.36
	Jul Ham	Zoro Tools - Ceiling tiles for Station 32			109.92
	Jul Martin	Red Truck - Lunch meeting - Martin Grant Ev			81.87
	Jul Zangara	Raley's - Board meeting breakfast			11.54
	Jul Zangara	Doughboys Donuts - Board meeting donuts			18.95
	Jul Zangara	Zoom - Zoom subscription - 1 year - Zangara			159.90
Total for Check Number 30407:				0.00	15,037.64
Total for Vendor USB01 (US BANK CORPORATE PAYMENT SYSTEM):				0.00	15,037.64
30408	VER01	VERIZON WIRELESS	08/13/2025		
	6119520716	Cell phones 06/26-07/25/2025			52.68
	6119520716	Cell phones 06/26-07/25/2025			51.26
	6119520716	Cell phones 06/26-07/25/2025			12.67
	6119520716	Cell phones 06/26-07/25/2025			286.32
	6119520716	Cell phones 06/26-07/25/2025			12.67
	6119520717	Admin internet backup 06/26-07/25/2025			38.01
	6119520717	Dumpster site gate cell service 06/26-07/25/2025			38.01
	6119520717	SCADA alarm line and connectivity 06/26-07/25			82.68
	6119520717	SCADA alarm line and connectivity 06/26-07/25			140.71
	6119520717	SCADA alarm line and connectivity 06/26-07/25			170.72
	6119607374	Sewer flow meters 06/28-07/27/2025			184.86
Total for Check Number 30408:				0.00	1,070.59
Total for Vendor VER01 (VERIZON WIRELESS):				0.00	1,070.59
30391	WAT05	WATTS REGULATOR CO	08/06/2025		
	17290343	Watts Syncta backflow software subscription1/2			3,433.50
	17290343	Watts Syncta backflow software subscription1/2			3,433.50

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Void Checks	Check Amount
Total for Check Number 30391:				0.00	6,867.00
Total for Vendor WAT05 (WATTS REGULATOR CO):				0.00	6,867.00
30351	WES04 11832958 11832958	WESTERN NEVADA SUPPLY Fittings for irrigation at 249 Basque Concrete electrical box lid for upper EVA gate	07/23/2025		234.81 113.32
Total for Check Number 30351:				0.00	348.13
30392	WES04 11838784	WESTERN NEVADA SUPPLY Solenoid valve for Tank C	08/06/2025		211.60
Total for Check Number 30392:				0.00	211.60
Total for Vendor WES04 (WESTERN NEVADA SUPPLY):				0.00	559.73
30434	WES07 177129 DFS073491 DFS073491 DFS073491 DFS073491 DFS073491	WESTERN STATES FIRE PROTECTION Admin bldg fire alarm monitoring 09/01-11/30/2 Annual fire sprinkler inspection & backflow cert Annual fire sprinkler inspection & backflow cert Annual fire sprinkler inspection & backflow cert Annual fire sprinkler inspection & backflow cert Annual fire sprinkler inspection & backflow cert	08/20/2025		75.00 311.11 622.22 933.34 311.11 622.22
Total for Check Number 30434:				0.00	2,875.00
Total for Vendor WES07 (WESTERN STATES FIRE PROTECTION):				0.00	2,875.00
30409	WIT01 08/04/2025	MICHAEL WITHERSPOON Healthcare reimb - Witherspoon - Jul 2025	08/13/2025		908.02
Total for Check Number 30409:				0.00	908.02
Total for Vendor WIT01 (MICHAEL WITHERSPOON):				0.00	908.02
Report Total (111 checks):				0.00	1,990,888.18



N • C • S • D

Northstar Community Services District
900 Northstar Drive, Truckee, CA 96161
P: 530.562.0747 • F: 530.562.1505 • www.northstarcsd.org

Board of Directors

Warren "Chip" Brown, President
John Radanovich
Nancy Ives
Marilyn Forni
Michael "Spoon" Witherspoon

General Manager

Michael Staudenmayer

AGENDA ITEM #2

Northstar Property Owners Association

There is no written report for this agenda item.



N • C • S • D

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Board of Directors

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Marilyn Forni
Michael "Spoon" Witherspoon

General Manager

Michael Staudenmayer

AGENDA ITEM #3

Northstar California/Vail

There is no written report for this agenda item.

T-TSA BOARD MEETING SUMMARY

07/16/2025 Regular Board Meeting

1) The July 16, 2025 – This Regular Meeting was held in person.

- Board Meeting Agendas & Videos are now easily accessible from our Website and CivicClerk platform:
 - Front Page of <https://www.ttsa.ca.gov/> Click on the gavel Icon for "[BOARD AGENDAS & MINUTES](#)"
 - Sign up and subscribe for Agenda Notifications on the top right corner of the page to "[SIGN IN](#)"
- Board Meeting Videos are still available on YouTube (click link): [T-TSA on YouTube](#)



2) Public Comment: (provided during Public Comment or Agenda items): None

3) Status Report:

a) Operations Report:

- All plant waste discharge requirements were met, and the plant performed well in June.
- Thickening centrifuge startup after rebuilding and installation.

b) Laboratory Report:

- Received completed assessment report.
- Identifying lab improvements until NRIP is ready.

c) Public Outreach:

- Participated in Truckee Day – Clean Up and Expo.

d) Capital Projects Report:

- Digestion Improvements Project: The 30% Design workshop and Agency review are complete. Brown and Caldwell (BC) are working toward a 60% Design on schedule. Anticipated scope amendment with fee additions planned for August Board authorization. BC and staff are coordinating site visits to other facilities with similar project equipment.
- Truckee River Interceptor Rehabilitation Project (Alpine Meadows to Olympic Valley): Staff recommends that the Board award the project to Insituform Technologies, LLC. Construction work is anticipated from September 2nd, 2025, to October 20th, 2025.
- Nutrient Removal Improvements Project (NRIP, previously MBR Facility Design): RFP is currently advertising with proposals due July 31st, 2025. Staff hosted a mandatory pre-proposal meeting and site walk last month. Proposal reviews, interviews, and negotiations are planned for August. Staff recommendation to the Board of Directors is planned for September.
- Digital Scanning of Sewer Lines Project: Submittal review, kick-off meeting, and scheduling in progress. Staff to coordinate inspection dates with TCPUD and Town of Truckee. Inspection work is anticipated to occur between July 14th, 2025, to October 31st, 2025.

e) Other Items Report:

• **The Board Approved:**

- Consent Agenda: General Fund Warrants for June 2025, Regular Meeting Minutes for June 18, 2025, and approval of the Agreement with the Redesign Group, also known as Dell Technologies.
- The Annual Delinquency Sewer Service Charge Tax Roll Resolutions:
 - Resolution No. 15-2025 Adopting the 2025-26 Tax Roll Billing Report on Delinquent Charges and Authorizing their Collection on the County Tax Rolls.
 - Resolution No. 16-2025 Referencing the Standard Form Tax Collection Services Contract with the County of Nevada for the Collection of Delinquent Charges.
 - Resolution No. 17-2025 Requesting Collection of Delinquent Sewer Service Charges on the Placer County Tax Roll.
- The Truckee River Interceptor Rehabilitation Project to Insituform Technologies, LLC.
- The Brown and Caldwell Services Agreement for Engineering Services during the construction of the Truckee River Interceptor Rehabilitation Project.

- Financial Results for the Month Ending June 30, 2025.
- OPEB Retiree Premium Reimbursement of \$583,500.00 and Approval of associated Resolutions:
 - Resolution No. 18-2025 CalPERS – Delegation of Authority to Request Disbursements (CERBT)
 - Resolution No. 19-2025 Authorizing Contributions and Disbursements from CERBT
- **Additional Items:**
 - Received a letter of interest and in-person discussion from Brad Chisholm, with the Olympic Valley Fire Department on behalf of the Eastern Placer County Fire Chiefs, and their interest in developing a Regional Training Facility on agency property.
 - Update on GM Recruitment Ad Hoc Committee: The final round of interviews included three applicants, with one internal. The Board has selected a final candidate, Jason Hays, who has been offered the position and is completing the paperwork process before an official appointment is made at the next regular Board meeting.
 - Department Reports & General Manager Report: Informational Updates Only.
 - Next Regular Meeting is Wednesday, August 20th, 2025.



N.C.S.D
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Michael "Spoon" Witherspoon
General Manager
Mike Geary, PE

Placer County Local Agency Formation Commission (LAFCo) Alternate Special District Representative Selection

DATE: August 20, 2025

TO: District Board Members

FROM: Julie Zangara, Secretary of the Board

SUBJECT: Placer County Local Agency Formation Commission (LAFCo) Alternate Selection

BACKGROUND: LAFCo notified the District that there are five (5) candidates nominated to fill the Alternate Special District Representative seat representing special districts on the Placer County LAFCo Board.

DISCUSSION: Any Director may make a motion to select one of the nominees as presented in the packet from LAFCO. Only one nominee, Scott Wilson of Tahoe-Truckee Sanitation Agency (TTSA) resides in the local area. Mr. Wilson directly requested the Board's consideration as the selection and provided a Statement of Qualifications, attached to this report.

In addition, please see the complete selection packet provided by LAFCO.

The selection requires a motion, second, and full vote by the Board.

FISCAL IMPACTS/COSTS: None

ALTERNATIVES: Select any candidate to fill Placer County LAFCo's Alternate Special District Representative vacancy.

RECOMMENDATION: Vote for Scott Wilson to fill the LAFCo Alternate Special District Representative vacancy.

ATTACHMENTS:

1. Scott Wilson Statement of Qualifications
2. LAFCO Selection of Special District Representative Packet

DATE PREPARED: 07-31-2025

Scott Wilson
Director, Tahoe-Truckee Sanitation Agency
♦ (530) 412-1559 ♦ Caledoniacircle1957@gmail.com
Jurisdiction Represented: Eastern Placer County
Tahoe-Truckee Sanitation Agency / North Tahoe Public Utility District

Statement of Qualifications: Placer County LAFCO Alternate Seat

I am honored to submit my qualifications for consideration as an alternate member of the Placer County Local Agency Formation Commission (LAFCO).

Currently in my third year on the Board of Directors for the Tahoe-Truckee Sanitation Agency (T-TSA), I represent the North Tahoe Public Utility District (NTPUD), representing residents from the Nevada state line in Crystal Bay to Dollar Hill in Eastern Placer County. T-TSA serves, and is governed by five member districts across three counties of the North Lake Tahoe basin, which are: Tahoe City Public Utility District (TCPUD), North Tahoe Public Utility District (NTPUD), Olympic Valley Public Service District (OVPSD), Truckee Sanitary District (TSD), and Alpine Springs County Water District (ASCWD).

I bring to this role a deep commitment to public service, a collaborative leadership style, and experience working with local agencies and community-based organizations.

My leadership contributions include:

- Service on the T-TSA Finance Committee since 2022, where I've helped guide complex decisions such as necessary increases in service charges and connection fees, to addressing an aging infrastructure.
- Holding the position of Vice President of the Board (2023-2025) and recently honored to be elected as President.
- While facilitating T-TSA's membership, I was instrumental in joining the Climate Transformation Alliance (CTA), a cross-sector partnership focused on addressing climate change in the Tahoe-Truckee region.

Our board recently completed a comprehensive Land Use Study, identifying surplus land. This enables us to collaborate with other local agencies to assess and support their land needs.

Prior to my service with T-TSA, I enjoyed a nearly 40-year career in the distribution industry, holding leadership roles across public corporations, private equity firms, and privately owned enterprises. I bring expertise in strategic planning, finance, budgeting, collaborative leadership, team building, customer and supplier relations, and public outreach to every organization I serve.

With deep roots in the region, a strong business foundation, and demonstrated experience in Special District governance, I would be privileged to contribute to Placer County LAFCO as an alternate member.



Electronic Transmission

July 15, 2025

COMMISSIONERS

Joshua Alpine
Chair
(Special District)

Whitney Eklund
Vice Chair
(City)

Judy Friedman
(Special District)

Cindy Gustafson
(County)

Shanti Landon
(County)

Sean Lomen
(City)

Susan Rohan
(Public)

**ALTERNATE
COMMISSIONERS**

David Bass
(City)

Anthony DeMattei
(County)

Cherri Spriggs
(Public)

Stephanie
Youngblood
(City)

Vacant
(Special District)

COUNSEL

Michael Walker
General Counsel

STAFF

Michelle McIntyre
Executive Officer

Amanda Ross
Acting Assistant
Executive Officer

Amy Engle
Commission Clerk

Subject: Selection of a LAFCO Special District Representative
To: Placer County Special District Presiding Officers
c/o Clerk of the District
From: Amy Engle, LAFCO Commission Clerk

On June 10, 2025, LAFCO initiated the nomination process for the selection of an Alternate Special District Representative, requesting that Special District Presiding Officers submit nominations for a qualified special district board member to fill this open seat. LAFCO received five nominations.

All five candidates are listed on the attached ballot. Each candidate submitted a statement of qualifications which is included in your packet.

- **Voting Instructions:** Please complete the attached ballot, clearly indicating your selection.
- **Authorized Signatures:** To be valid, ballots must be signed by the presiding officer of your special district or by another board member specifically designated by your board to cast the vote.
- **Quorum Requirement:** A quorum of Placer County Special Districts must submit ballots for the election to be considered valid.
- **Election Outcome:** The candidate who receives the highest number of votes will be appointed as the Special District Representative.
- **Supporting Materials:** This email includes the ballot and the statements of qualifications submitted by each candidate for your review.
- **Submission Deadline:** Please return your completed ballot via email to lafco@placer.ca.gov no later than **Thursday, August 28, 2025, at 4:00 PM.**



Ballot: Selection of Special District Alternate Representation on LAFCO

Please choose one candidate:

- ☐ **Pete Gallegos**, South Placer Fire Protection District
- ☐ **Richard Hercules**, Foresthill Fire Protection District
- ☐ **Jim Holmes**, Placer Resource Conservation District
- ☐ **Jenny Knisley**, Newcastle, Rocklin, Gold Hill Cemetery District
- ☐ **Scott Wilson**, Tahoe-Truckee Sanitation Agency

Name of Special District: _____

Name of Presiding Officer: _____

Signature of Presiding Officer: _____

Date: _____

Must be received by LAFCO via email at LAFCO@placer.ca.gov no later than August 28 2025 by 4pm

Statement of Qualification for LAFCO Nomination

Pete Gallegos Board of Director for South Placer Fire District

To Whom it may concern.

I am interested in the position on the LAFCO Board and feel that I am qualified for the position because of my vast experience in the fire service and being a lifelong resident of Placer County. I started my fire service career as a seasonal firefighter in 1987 for CAL FIRE. I rose through the ranks and retired as the Staff Chief/Administrator of the Command-and-Control Program statewide. I lead the planning, organization, direction, and control of CAL FIRE's statewide Command and Control programs. These programs encompass Command and Control, Operations Support (OAS), and Hired Equipment (HE). In this capacity, I was entrusted with CAL Fire policy development, budgeting, and serving as a subject matter expert for internal and external issues pertaining to these programs. I was responsible for the 23.5-million-dollar budget.

I was the Agency Administrator in the State Operations Center (SOC) during emergencies and natural disasters. This included wildland fires, mud slides, earthquakes, floods and other emergencies.

Yet another example includes my tenure as Battalion Chief (BC) overseeing two local government Schedule A Contracts, (City of Morgan Hill Fire Department and the South Santa Clara Fire Protection District), I held significant operational responsibility and managing budget administration totaling over \$10 million. Notably, I spearheaded and provided fiscal oversight for the creation of the first two-year budget for the City of Morgan Hill, demonstrating my proficiency in strategic financial planning. Furthermore, I provided clear and concise budget reports to both the fire district board and the city council, utilizing various statistical data for the annual financial report adopted by the city, fire district, and County of Santa Clara. Additionally, I played a pivotal role in designing and purchasing multiple apparatus for the city, ensuring alignment with operational needs and financial constraints. My responsibilities also extended to crafting staff reports that analyzed financial situations accurately and recommended effective courses of action. Through these efforts, I upheld fiscal responsibility while facilitating the efficient utilization of resources to support the operational objectives of both contracts. I was responsible for the staffing levels to meet operational needs.

I was raised and currently live in Granite Bay with my wife where we raised our three children. My wife and I have always been actively engaged in the community volunteering as board members in youth sports as well as coaching youth sports. We volunteer at church in the annual Christmas program feeding the hungry and I am currently on the Board of Directors for the South Placer Fire District.

Thank you for your time,

Pete Gallegos

Statement of Qualifications for Election to Placer LAFCO

Richard Hercules, President, Foresthill Fire Protection District

The Opportunity for Placer County

It is certain that the special districts within Placer County will have new challenges in their opportunities and manner in which they provide unique services to the public. These serviced communities need to be bound together to develop organizational solutions for the County. These may be that is different than what exists, but again, to the benefit of the public. New state laws will also affect those districts, governments, and their purposes.

Placer County has been affected by the increased rate of development in most all areas. Special districts will be affected, but are largely managed by elected volunteers and staff that focus on the operations of that district. It is apparent that there are separations between the larger urban districts and the more remote districts, but some effort is expected to better align these groups for the issues of the County. LAFCO, with staff and support from Placer County officials, the special district volunteers and local city officials, can evaluate impacts of growth and development on these districts and urban communities and effect change. Appropriately, citizens of Placer County have expectations of services at many levels, particularly those funded by property taxes and assessment measures.

My Background

Much of my career in private industry was the development, operation of new businesses and organizations to deliver a service or product to a wide range of users. In almost all cases, my skills in these efforts required knowledge in long term planning, policy development, defined organizational structure, and legislative and financial management. Accordingly, conflict resolution and the need to manage negotiations for those opportunities is part of that environment. Further, my experience in mergers and acquisitions has broadened my perspectives in finding solutions beneficial to those parties involved, however disparate.

I have many strengths to work and balance improvements of these services through separation, consolidations or restructuring. While these activities are within the purview of LAFCO, I would apply the reality of the needs of the County and its citizens. In the last 5 years of my work with the Foresthill Fire Protection District board, I can offer that the district is better managed in this period than some of its previous history, and with better engagement and appreciation by the community it serves. This is the type of energy and commitment I would apply to this appointment. I look forward to discuss and understand the particular issues your district is experiencing. I can be reached through the Fire District web site or by telephone.

STATEMENT OF QUALIFICATIONS

For

JIM HOLMES

(530) 305-7070 * USSHolmes@gmail.com

Jim Holmes brings a wealth of experience and a continuous commitment to public service, with a legacy rooted in the heart of Placer County. A descendant of two Pioneer Placer County families, Jim has spent over three decades serving the community, including 18 years as a Director of the Placer Consolidated Fire Protection District. He also contributed eight years of leadership as President and Trustee of the Auburn Union Elementary School District Board. Notably, Jim served for 20 years as a member of the Placer County Board of Supervisors for District 3, during which time he was also an active participant on the Placer LAFCO Board.

Throughout his career, Jim has demonstrated his dedication to the agricultural community, having been an influential voice in rural and county matters. As a board member of the Rural County Representatives of California, he helped advocate for policies that benefit these areas. He also founded the Placer County Youth Commission, which offers local youth the opportunity to engage with and learn about government processes.

Further extending his service to Placer County, Jim has held positions on the Placer County Air Pollution Control Board and the First 5 Children and Families Commission, focusing on issues ranging from environmental health to early childhood development. He currently serves as a board member for the Placer County Resource Conservation District, continuing his efforts in environmental stewardship. Additionally, Jim played a pivotal role in collaborating with local fire protection districts—Loomis, Penryn, and Newcastle—to successfully secure the revenue needed for sustaining vital fire services across the county.

Jim is asking for your support to continue his strong commitment to Placer County and Special Districts. If you have any questions, please feel free to contact Jim directly. Thank you for your consideration.

Statement of Qualifications Placer County LAFCO

Jenny Knisley
4135 Hunters Drive
Loomis, CA 95650
Phone: 916-719-1132 - Email: Jenny4Loomis@gmail.com

June 24, 2025

Re: Special District Alternate Representative Placer County LAFCO

Dear LAFCO Commissioners:

I am submitting my Statement of Qualifications for the position of Special District Alternate Representative, Placer County LAFCO. My 2 1/2 years as the Alternate City LAFCO commissioner for the Town of Loomis, combined with consistent meeting attendance and participation in CALAFCO Conferences and training, have equipped me to contribute effectively to this board.

As the current Special District Representative for the Newcastle, Rocklin, and Gold Hill Cemetery Board and through my involvement on oversight committees, such as the South Placer Fire Oversight Committee, I bring a wealth of experience in board governance. My background as a former Mayor and Council member for the Town of Loomis, as well as Executive Director of the Loomis Basin Chamber of Commerce, where I collaborated with numerous special districts, positions me as a strong advocate for all our Special Districts.

Since 2022, I have attended nearly all Placer LAFCO meetings, familiarizing myself with LAFCO's strategic plans, work schedule, and budget. My career, balancing entrepreneurship, civic leadership in the Town of Loomis, and 29 years of participation with the Soroptimist International community service organization, demonstrates my commitment to the public. My priorities are centered on the welfare of the Placer County region, its residents, and local businesses.

My past education, certificates, and accomplishments include:

- * 2019: Organized and helped develop a successful Loomis Leadership Development Program
- * 2019: Introduction to Economic Development Certificate (CALED)
- * 2015-2019: Provided leadership, encouraged volunteer efforts, negotiated contracts, and supported the rebuilding of the Loomis Library and Learning Center
- * 2016: Institute for Organized Management, a professional Development Program Certificate
- * 2016: Leadership Rocklin Graduate
- * 2015: Western Association of Chamber Executive Academy Graduate

I am eager to bring my skills and experience to the Placer LAFCO board. With a strong work ethic, attention to detail, and a commitment to the well-being of Placer County, I will represent all special districts to the best of my ability. Thank you for considering my application.

Sincerely,
Jenny Knisley

Scott Wilson
Director, Tahoe-Truckee Sanitation Agency
♦ (530) 412-1559 ♦ Caledoniacircle1957@gmail.com
Jurisdiction Represented: Eastern Placer County
Tahoe-Truckee Sanitation Agency / North Tahoe Public Utility District

Statement of Qualifications: Placer County LAFCO Alternate Seat

I am honored to submit my qualifications for consideration as an alternate member of the Placer County Local Agency Formation Commission (LAFCO).

Currently in my third year on the Board of Directors for the Tahoe-Truckee Sanitation Agency (T-TSA), I represent the North Tahoe Public Utility District (NTPUD), representing residents from the Nevada state line in Crystal Bay to Dollar Hill in Eastern Placer County. T-TSA serves, and is governed by five member districts across three counties of the North Lake Tahoe basin, which are: Tahoe City Public Utility District (TCPUD), North Tahoe Public Utility District (NTPUD), Olympic Valley Public Service District (OVPSD), Truckee Sanitary District (TSD), and Alpine Springs County Water District (ASCWD).

I bring to this role a deep commitment to public service, a collaborative leadership style, and experience working with local agencies and community-based organizations.

My leadership contributions include:

- Service on the T-TSA Finance Committee since 2022, where I've helped guide complex decisions such as necessary increases in service charges and connection fees, to addressing an aging infrastructure.
- Holding the position of Vice President of the Board (2023-2025) and recently honored to be elected as President.
- While facilitating T-TSA's membership, I was instrumental in joining the Climate Transformation Alliance (CTA), a cross-sector partnership focused on addressing climate change in the Tahoe-Truckee region.

Our board recently completed a comprehensive Land Use Study, identifying surplus land. This enables us to collaborate with other local agencies to assess and support their land needs.

Prior to my service with T-TSA, I enjoyed a nearly 40-year career in the distribution industry, holding leadership roles across public corporations, private equity firms, and privately owned enterprises. I bring expertise in strategic planning, finance, budgeting, collaborative leadership, team building, customer and supplier relations, and public outreach to every organization I serve.

With deep roots in the region, a strong business foundation, and demonstrated experience in Special District governance, I would be privileged to contribute to Placer County LAFCO as an alternate member.

Sincerely,
Scott Wilson



N.C.S.D

Northstar Community Services District
900 Northstar Drive, Truckee, CA 96161
P: 530.562.0747 • F: 530.562.1505 • www.northstarcisd.org

Board of Directors
Warren "Chip" Brown, President
John Radanovich
Nancy Ives
Marilyn Forni
Michael "Spoon" Witherspoon
General Manager
Mike Geary

Wood Energy System Second Addendum to the Mitigated Negative Declaration

DATE: August 20, 2025

TO: Board of Directors

FROM: Eric Martin, Director of Public Works

SUBJECT: Second Addendum to the Mitigated Negative Declaration for the NCSD Wood Energy System

BACKGROUND: The District proposes to implement the NCSD Wood Energy System Project that will improve the economic viability, environmental impact, and overall effectiveness of removing and repurposing forest biomass in order to reduce wildfire risk and restore watershed health.

Prior to project implementation, California Environmental Quality Act (CEQA) permitting is required. The District contracted with Dudek to prepare a Mitigated Negative Declaration (MND), which analyzes the environmental consequences of the proposed project in compliance with CEQA and the CEQA Guidelines as set forth in Title 14, Chapter 3 of the California Code of Regulations. The Draft MND was circulated for the required 30-day public review period between April 21, 2023 and May 22, 2023. The Board acted to adopt the MND and MMRP in June, 2023. The notice of determination was then filed with the State Office of Planning and Research (State Clearinghouse) and with the Placer County Clerk.

NCSD adopted an Addendum to the MND on November 15, 2023 which addressed minor refinements to the project regarding the attachment of the thermal energy distribution pipeline to the underside of an existing bridge that crosses a perennial stream and modifications to Mitigation Measures to ensure that indirect impacts to that stream are avoided during the pipeline installation process.

DISCUSSION: Dudek has drafted a second addendum to the NCSD Wood Energy System Mitigated Negative Declaration to address project modifications including:

- Installation of a single two-megawatt boiler instead of two one-megawatt boilers.
- Replacement of the emissions equipment (electrostatic precipitator and reverse cyclone) with ceramic filtration technology. This will allow the facility to operate within Placer County Air Pollution Control District's most stringent Rule 231 standards.
- Addition of power generation equipment.

Should the Board now act to adopt the second addendum, a notice of determination will be filed with the State Office of Planning and Research (State Clearinghouse) and the Placer County Clerk.

FISCAL/RESOURCE IMPACTS: Dudek's costs to prepare the CEQA addendum total \$9,595 and have been contemplated in the budget.

RECOMMENDATION: Approve the Second Addendum to the Mitigated Negative Declaration for the NCSD Wood Energy System.

ATTACHMENTS:

1. Second Addendum to the Mitigated Negative Declaration for the NCSD Wood Energy System

DATE PREPARED: August 8, 2025

Second Addendum to the Mitigated Negative Declaration for the **NCSO Wood Energy System**

AUGUST 2025

Prepared for:

NORTHSTAR COMMUNITY SERVICES DISTRICT

900 Northstar Drive

Truckee, California 96161

Contact: *Eric Martin, Director of Public Works*

Prepared by:

DUDEK

853 Lincoln Way, Suite 105

Auburn, California 95603

Contact: *Katherine Waugh*

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Acronyms and Abbreviations

Acronym/Abbreviation	Definition
BACT	Best Available Control Technology
BMP	Best Management Practices
CEQA	California Environmental Quality Act
CO	Carbon monoxide
dBA	A-weighted decibels
DMA	Drainage Management Area
GHG	Greenhouse gas
Ldn	day-night average sound level
MEIR	Maximum Exposed Individual Resident
MEIW	Maximum Exposed Individual Worker
MMBtu	million British thermal units
MMRP	Mitigation Monitoring and Reporting Program
MND	Mitigated Negative Declaration
NCSD	Northstar Community Services District
NOx	oxides of nitrogen
ORC	Organic Rankine Cycle
PCAPCD	Placer County Air Pollution Control District
PM10	Coarse particulate matter
PM2.5	Fine particulate matter
ROG	Reactive organic gas
SO _x	Sulfur oxides
SWQP	Storm Water Quality Plan
VMT	Vehicle miles traveled

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1 Introduction

1.1 Adopted Mitigated Negative Declaration

In accordance with the requirements of the California Environmental Quality Act (CEQA) of 1970 (Public Resources Code, Section 21000 et seq.), and the CEQA Guidelines (14 CCR 15000 et seq.), Northstar Community Services District (NCSD), as lead agency, prepared an Initial Study for the NCSD Wood Energy System and the NCSD Board of Directors adopted a Mitigated Negative Declaration (MND) and Mitigation Monitoring & Reporting Program (MMRP) on June 21, 2023 (State Clearinghouse Number 2023040571). NCSD also adopted an Addendum to the MND on November 15, 2023, which addressed minor refinements to the project regarding the attachment of the thermal energy distribution pipeline to the underside of any existing bridge that crosses a perennial stream and modifications to Mitigation Measure BIO-1 to ensure that indirect impacts to that stream are avoided during the pipeline installation process. No further changes to the pipeline alignment or installation are proposed.

The NCSD Wood Energy System project includes construction of an approximately 6,000 square foot Wood Energy Utility Facility that would combust woody biomass to heat water which would be conveyed through a thermal energy distribution pipeline to approximately 14 buildings within the Northstar California community, including residential and commercial space heating, domestic hot water, swimming pools/spas, and potentially snow melt in the Village at Northstar plaza. The system would be thermally-led (meaning that it would produce energy in proportion to the heating demand required by the connected facilities) and operated year-round to serve a wide range of heating loads currently served by natural gas-fired boilers in the connected facilities. The facility is expected to consume 3,800 bone dry tons of woody biomass per year and generate approximately 50,000 million British thermal units of energy (MMBtu).

The analysis in the Initial Study for the proposed NCSD Wood Energy System determined that the project would have less than significant impacts to the following resource categories: Air Quality, Energy, Hazards and Hazardous Materials, Land Use and Planning, Noise, Public Services, Utilities and Service Systems, Wildfire, and Greenhouse Gas Emissions. The Initial Study also found that the project would have potentially significant impacts in the resource categories of Biological Resources, Geology and Soils, Hydrology and Water Quality, and Tribal Cultural Resources and identified mitigation measures to ensure that all potentially significant impacts would be reduced to less than significant levels.

1.2 Environmental Procedures

NCSD is considering several modifications to the Wood Energy Utility Facility portion of the project, as presented in Section 2, Project Description. Under CEQA, modifying the approved project requires consideration of whether the proposed changes to the project, changes in conditions, or availability of new information would result in any new significant impacts or increase the severity of the previously identified impacts.

CEQA Guidelines Section 15162 directs that when an MND has been adopted for a project, a subsequent MND would be required if:

- Substantial project changes are proposed or substantial changes would occur with respect to the circumstances under which the project is undertaken, and such changes require major revisions of the

adopted MND because they would result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

- New information of substantial importance has become available that was not known and could not have been known with the exercise of reasonable diligence at the time MND was adopted. New information is considered to be of substantial importance if it shows that:
 - The project would result in significant environmental effects that were not previously identified or would result in a substantial increase in the severity of previously identified significant effects:
 - Mitigation measures that would substantially reduce one or more significant effects of the project and that either were previously found not to be feasible would in fact be feasible or are considerably different from those analyzed in the adopted MND and the project proponent declines to adopt those measures.

When one or more of these triggers are met but “only minor additions or changes would be necessary to make the [adopted MND] adequately apply to the project in the changed situation,” CEQA Guidelines Section 15163 directs that a Supplement to the MND should be prepared. If none of the triggers set forth above were to occur, then the lead agency may prepare an addendum pursuant to CEQA Guidelines Section 15164, explaining why “some changes or additions” to the adopted MND “are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent [MND] have occurred.”

1.3 Environmental Documentation

In accordance with the CEQA Guidelines, NCSD has determined that an Addendum to the adopted MND is the appropriate environmental document for the Project. As required by CEQA Guidelines Sections 15162, 15163, and 15164, this Addendum to the adopted Wood Energy System MND analyzes the potential environmental impacts associated with proposed modifications to the Wood Energy System project, considers whether there have been any pertinent changes to the circumstances under which the project is undertaken that have occurred since the MND was adopted, and whether there is any applicable new information of substantial importance that was not known and could not have been known with exercise of reasonable diligence at the time that the MND was adopted. Based on the analysis in this Addendum, NCSD has determined that the modified project would not result in substantial changes that warrant preparation of a subsequent or supplemental MND pursuant to Sections 15162 and 15163 of the CEQA Guidelines because the modification would not result in any new environmental effects or increase the severity of previously considered environmental effects.

The prior environmental documentation for this project includes the NCSD Wood Energy System Initial Study and MND adopted on June 21, 2023, and MND Addendum adopted on November 15, 2023 to address minor changes in the project regarding the attachment of the thermal energy distribution pipeline to the underside of any existing bridge that crosses a perennial stream and modifications to Mitigation Measure BIO-1 to ensure that indirect impacts to that stream are avoided during the pipeline installation process.

2 Project Description

2.1 Approved Project Overview

The Northstar Community Services District (NCSD) plans to construct a community-scale wood energy system in which water would be heated by combustion of wood chips and heated water would be conveyed via a thermal energy distribution pipeline to existing heating systems within approximately 14 buildings and facilities including residential and commercial spaces, swimming pools/spas, and potentially the snow melt system for the Village at Northstar plaza. The connected facilities are currently served by natural gas-fired boilers; thus, the project would reduce natural gas use within the community.

2.2 Proposed Project Modifications

This section identifies the primary changes that NCSD is considering in the design and operation of the Wood Energy Utility Facility portion of the approved project. No other components of the project are proposed to be modified, including the project location, fuel sources, amount of fuel consumed and ash produced, the alignment and size of the thermal energy distribution pipeline, which existing buildings and facilities within the Northstar California community are connected to the system, labor hours necessary to operate and maintain the system, traffic volumes and routes associated with delivering fuel and removing ash, and building height.

Building Size and Components

The approved project included an approximately 6,000 square foot building. The building size has been increased to approximately 6,500 square feet to accommodate a new lime storage shed and minor adjustments to building dimensions primarily within the chip bin and fuel conveyance alley. The approved project included an ash trailer garage. The modified project would change this to a wet ash storage and handling garage, which would be approximately 100 square feet smaller than the trailer garage. Wet ash would be transferred from the ash garage to trailers for direct off-haul, on an as needed basis. This approach would provide similar storage capacity and greater flexibility for off-hauling.

Electrical Power Generation

NCSD proposes adding an electrical power generation component to the approved project. The electrical generation component would include two 75-kW Organic Rankine Cycle (ORC) power generators and an associated cooling system to address waste heat associated with the electrical generation process. The ORC power generation system would convert boiler system heat to electrical energy when heat loads are less than the full boiler system output. The power generation system would allow the boiler to run at a higher thermal output throughout the year which would ensure that woody biomass processing can be maximized. This is critical as it would assist in increasing the scope and scale of fuels management in the region to protect against catastrophic wildfire. This additional component offset electrical costs borne by NCSD.

This equipment would be located on the north side of the lower tarmac area and the Wood Energy Utility Facility building. The ORC units would be enclosed in a shell, which would protect them from weather conditions and provide noise attenuation. The addition of this equipment requires approximately 750 square feet of developed utility

space. Grading to accommodate this addition would require approximately 150 cubic yards of additional earthwork to provide operation and access space for the equipment.

Lower Tarmac

The approved project showed approximately 2,200 square feet of asphalt and concrete surfacing at the lower tarmac. The modified project includes approximately 3,200 square feet of asphalt and concrete. This additional impervious surface would provide additional maneuvering space for equipment needed for loading wet ash into the trucks for off-haul.

Boiler

The approved project included two 1-megawatt boilers to hold the water that would be heated by the wood energy utility facility. NCSD proposes to change to a single two-megawatt boiler. This change would not alter the system capacity, fuel throughput, or traffic associated with delivering fuel, total boiler system output, and ash generation. Emissions from the single two-megawatt boiler would be treated with ceramic filtration technology to ensure that the facility complies with the Placer County Air Pollution Control District (PCAPCD) Rule 231 standards, as discussed further in the following emissions equipment section.

Emissions Equipment

The air pollutant emissions control equipment included in the approved project consist of a multi-cyclone (which separates particulate matter/dust from the air stream moving through the facility using centrifugal force), an electrostatic precipitator (which uses an electric charge to separate particulate matter from the air stream), flue gas recirculation (which reduces the formation of oxides of nitrogen, or NO_x, by reducing the combustion flame temperature), and a water-cooled oscillating grate (which controls the combustion temperature and increases combustion efficiency by helping to ensure even distribution and movement of fuel through the facility). NCSD proposes to change the emissions control equipment to ceramic filtration, retain the water-cooled oscillating grate, and add a combustion air preheater to optimize combustion efficiency. These changes would allow the Wood Energy Utility Facility to operate in accordance with PCAPCD's most stringent Rule 231 standards. Specifically, the system would meet the very low standard of 0.052 pounds per million British thermal units (MMBtu) and 0.32 pounds per MMBtu of carbon monoxide (CO), which would not have been achievable with the approved project emissions equipment. PCAPCD has indicated a preference for use of ceramic filtration, and that use of it on this project may allow for PCAPCD to recognize ceramic filtration as the Best Available Control Technology (BACT) for future wood energy projects.

Hazardous Materials

The modified project would require storage of up to 1,000 gallons of aqueous ammonia, and 10,000 pounds of hydrated lime powder. These components are required for ceramic filtration air quality treatment and would be stored and managed in accordance with Placer County and State of California guidelines and requirements.

Tree Removal

The approved project included the removal of a 28-inch diameter pine tree located south of the lower tarmac apron. Revisions to the driveway apron would allow this tree to be retained, which would improve visual screening for the

project. A 16-inch diameter fir tree previously anticipated to be retained would be removed to accommodate the ORC system.

Road Improvements

Minor improvements to the existing access road have been included to improve maneuverability and access for fuel and material deliveries. Improvements include approximately 1,750 square feet of additional asphalt and concrete in designated areas where delivery vehicles require additional maneuvering space. This will result in approximately 65 cubic yards of grading cuts requiring off-hauling of existing material and importing approximately 65 cubic yards of new base and finish surfacing material.

Earthwork

The modified project would increase grading activities by a net of approximately 454 cubic yards, as shown in Table 1. Grading Quantity Changes, an increase in off-hauling material of 65 cubic yards, and an increase in material import of 65 cubic yards.

Table 1 Grading Quantity Changes

Earthwork	Modified Project				Approved Project	Increase
	Cubic yards					
	Building	Site	Roads	Total	Total	Total
Cut	1,531	640	65	2,236	1,770	466
Fill	74	198	65	337	195	142
Net				1,899 cut	1,575 cut	454

Source: PR Design and Engineering, Inc. 2025.

Drainage Plan Revisions

Revisions to the project Drainage Plan and Post Construction Storm Water Quality Plan (SWQP) are proposed to reflect the proposed project modifications. The proposed post-construction BMPs have been designed to treat the 85th percentile, 24-hour storm and the SWQP has been revised in accordance with Placer County requirements.

Revisions to the vegetated infiltration areas that treat Drainage Management Area (DMA) 1 and DMA 2 are proposed to provide treatment of runoff from the respective tributary DMAs. DMA 3 includes the lime shed west of the boiler room and would be treated by dripline rock armor and a rock lined channel infiltration area. DMA 4 includes a portion of the building roof and would be treated by dripline rock armor with additional treatment provided with DMA 5 in a subsurface infiltration system designed to treat runoff from DMAs 4 and 5. Runoff in excess of the 85th percentile, 24-hour design storm would be conveyed to the outfall at the existing access road, consistent with existing conditions and prior approvals.

3 Environmental Analysis

The following sections present analysis of whether and to what degree the modified project could result in environmental effects that differ from those evaluated in the NCSD Wood Energy System Initial Study and adopted MND.

3.1 Environmental Resources for Which the Project Would Have No Impacts

This section summarizes the adopted MND findings that the project would have no impacts to the environmental resource areas listed below and explains why the proposed project modifications would not result in any environmental effects that were not identified in the Initial Study and adopted MND related to these environmental resource areas.

Agricultural and Forestry Resources. The Initial Study demonstrates that there are no existing agricultural or forestry resources within or adjacent to the project site. No change to the project location is proposed. The modified project would not result in any impacts to agricultural or forestry resources.

Mineral Resources. The Initial Study demonstrates that the project site does not support mining activities and is not zoned for mineral extraction or preservation. No change to the project location is proposed. The modified project would not result in any impacts to mineral resources.

Population and Housing. The Initial Study found that the approved project would not introduce any new residential, commercial, or industrial land uses that could directly or indirectly generate population growth; the new infrastructure associated with the project would not increase the occupancy capacity of the existing residences that would be served by the wood energy system; and the project site is vacant, thus the project would not displace any people or housing. The proposed project modifications would not change the project's land use or introduce any project elements that could directly or indirectly generate population growth. Thus, the modified project would not result in any impacts related to population and housing.

Recreation. The Initial Study found that the approved project would not directly or indirectly lead to an increase in the permanent or temporary residential population within the community and therefore the project would not generate any increase in the use of existing parks and recreation facilities that could lead to physical deterioration of such facilities. The approved project does not involve the construction or expansion of recreational facilities, and no new or expanded recreational facilities would be required. The proposed project modifications would not introduce any project elements that could directly or indirectly generate population growth or increase the use of existing parks and recreation facilities. Thus, the modified project would not result in any recreation impacts.

Transportation. The Initial Study found that the approved project would not require any changes to existing transportation, transit, bicycle, or pedestrian facilities or increase the use of such facilities because it would not directly or indirectly lead to the construction of new residential, employment, or recreational land uses or lead to an increase in the permanent or temporary residential population within the community, and would not increase vehicle miles traveled (VMT) in the project area. Further, the approved project would not introduce any new types of vehicles to the local roadway network that could cause incompatibility with existing roadway traffic and the project

would not interfere with emergency access. The proposed project modifications would not introduce any project elements that could directly or indirectly generate population or employment growth and would not alter the transportation needs and patterns associated with project operation. Thus, the modified project would not result in any transportation impacts.

Utilities and Service Systems. The Initial Study found that the approved project would not create any increased demands for water supply, wastewater conveyance and treatment, energy, or telecommunication facilities because it would not generate direct or indirect population or employment growth. Project operation would generate ash that may be disposed of at the Eastern Regional Landfill and/or Lockwood Regional Landfill, each of which have sufficient processing and disposal capacity to handle this waste without leading to premature closure of the facilities. The proposed project modifications would not introduce any project elements that could directly or indirectly generate population or employment growth and would not increase ash generation. Thus, the modified project would not result in any utilities and service systems impacts.

3.2 Environmental Resources for Which the Project Would Have Less Than Significant Impacts

This section summarizes the Initial Study analysis and adopted MND findings regarding the environmental resource areas for which the project would have less than significant impacts and explains why the proposed project modifications would not result in environmental effects that were not identified in the Initial Study and adopted MND related to these environmental resource areas.

Aesthetics. The Initial Study found that the approved project would have no impacts to scenic vistas or scenic resources along a state scenic highway and that the new building would have less than significant impacts to the existing visual character of the site and related to light and glare. The proposed project modifications include increasing the building size from 6,000 square feet to 6,500 square feet, adding external equipment on an approximately 750-square-foot pad north of the building and lower tarmac, and increasing the size of the lower tarmac by approximately 1,000 square feet. These modifications would not substantially change the scale or massing of the building and would not require any new exterior lighting. The modifications would accommodate retaining a 28-inch diameter pine tree on the east side of the lower tarmac, which would increase visual screening for the project. A 16-inch diameter fir tree previously anticipated to be retained would be removed to accommodate the ORC system. Thus, the modified project would not result in any new or increased aesthetics impacts.

Air Quality. The Initial Study found that construction and operation of the approved project would not result in criteria air pollutant emissions that exceed the applicable PCAPCD significance thresholds and therefore would not affect attainment of the applicable air quality standards. The Initial Study also found that the approved project would not result in significant adverse health effects and would not create a new source of objectionable odor. The proposed project modifications involve a slight increase in construction activity due to the minor increase in grading and the access road improvements (approximately 389 cubic yards of earthwork), approximately 500 square foot increase in the size of the building, approximately 1,000 square foot increase in the size of the lower tarmac, addition of an approximately 750 square foot concrete pad to support the ORC and cooling system, and approximately 1,750 square feet of additional asphalt and concrete for the access road improvements. Table 3.3-3 of the Initial Study identified the estimated construction emissions of the approved project. The maximum daily emissions of criteria air pollutants for which PCAPCD has adopted thresholds ranged from 1.08 to 10.97 pounds. These amounts are well-below the construction emission thresholds of 82 pounds per day for each pollutant. Under the modified

project, the increased construction activity would incrementally increase air pollutant emissions and the total daily construction emissions would remain below the PCAPCD thresholds.

As discussed in Section 2.2, other than adding the ORC electrical generation, increasing the annual heat input within the Wood Energy Utility Facility, and replacing the electrostatic precipitator emission control with ceramic filtration, the proposed project modifications would not alter the system capacity or other operational characteristics of the approved project, including fuel throughput, total boiler system output, ash generation, and traffic associated with delivering fuel and removing ash. The more stringent emissions controls achievable with the ceramic filter would result in reduced daily emissions of NO_x as compared to the approved project, as shown in Table 2, Operational Air Pollutant Emission Changes, and allow the wood energy utility facility to operate in accordance with the PCAPCD Rule 231 standards. Table 3 also shows that emissions of ROG and coarse particulate matter (PM₁₀) would remain well below the PCAPCD operational thresholds of 55 pounds per day for ROG and 82 pounds per day of PM₁₀. While emissions of CO and SO_x would increase, PCAPCD has not adopted thresholds for these pollutants. Thus, air quality impacts during project operation would thus remain less than significant.

Table 2. Operational Air Pollutant Emission Changes

Pollutant	Modified Project	Approved Project	Change
	pounds per day		
ROG	3.43	2.79	0.64
NO _x	10.53	20.02	-9.49
CO	64.16	40.83	19.33
SO _x	5.01	4.08	0.93
PM ₁₀	8.03	6.54	1.49
PM _{2.5}	7.01	5.71	1.3

Source: Dudek 2025.

Notes: ROG = reactive organic gas; NO_x = oxides of nitrogen; CO = carbon monoxide; SO_x = sulfur oxides; PM₁₀ = coarse particulate matter; PM_{2.5} = fine particulate matter

The Initial Study analysis of sensitive receptors exposure to substantial pollutant concentrations demonstrated that all health risks would remain below the applicable thresholds and therefore impacts would be less than significant. The cancer risk threshold is 10 per million, which indicates that a person has an additional risk of 10 chances in a million (0.001%) of developing cancer during their lifetime as a result of the air pollution scenario being evaluated. For non-cancer risks, which include chronic and acute health effects, the threshold is an increase in the hazard index of 1.0. The hazard index reflects the likelihood of an individual experiencing adverse health conditions from exposure to toxic air contaminants that affect the same target organ system. As noted in the Initial Study, construction activities do not lend themselves to analysis of long-term health risks because of their temporary and variable nature. However, the construction-related risk levels for residents and construction workers with the highest exposure levels to toxic air contaminants generated during project construction were identified in the Initial Study to provide information disclosure.

The approved project analysis found that the construction cancer risks were 4.7 per million for residents and 0.72 for construction workers, and the non-cancer risks were 0.01 for residents and 0.11 for workers. As discussed above, the increased construction activity would incrementally increase air pollutant emissions, including emissions of toxic air contaminants. Such incremental increases would not cause health risks to exceed the applicable thresholds; thus, the health risks associated with construction would remain less than significant.

Compared to the approved project, operation of the modified project, which includes changing the steam stack tip to a conical shape that would result in greater gas exhaust exit velocity and thus improve dispersion, would result in incremental decreases in the cancer risk, Chronic Hazard Index, and Acute Hazard Index for residents and construction workers with the maximum exposure levels to toxic air contaminants emitted by the project, as shown in Table 3, Operational Health Risk Changes. Thus, the health risks associated with operation of the modified project would remain less than significant.

Table 3. Operational Health Risk Changes

Impact Parameter	Units	CEQA Threshold	Modified Project	Approved Project	Change
MEIR					
Cancer Risk	Per Million	10.0	4.86	5.11	-0.25
Chronic Hazard Index	Not Applicable	1.0	0.042	0.05	-0.008
Acute Hazard Index	Not Applicable	1.0	0.047	0.05	-0.003
MEIW					
Cancer Risk	Per Million	10.0	1.57	2.63	-1.06
Chronic Hazard Index	Not Applicable	1.0	0.20	0.32	-0.12
Acute Hazard Index	Not Applicable	1.0	0.056	0.14	-0.084

Source: Dudek 2025.

Notes: CEQA = California Environmental Quality Act; MEIR = Maximum Exposed Individual Resident; MEIW = Maximum Exposed Individual Worker.

Finally, none of the project modifications would introduce a source of objectionable odors. In conclusion, construction and operation of the modified project would not result in any new or increased air quality impacts related to criteria air pollutants, exposure of sensitive receptors to substantial pollutant concentrations, or objectionable odors.

Energy. The Initial Study found that the approved project would have less than significant impacts related to energy consumption because project construction and operation would not result in wasteful, inefficient, or unnecessary consumption of energy resources, including electricity, natural gas, or petroleum. The proposed project modifications would slightly increase energy consumption during construction due to the slight increase in grading and building activities as summarized in the Air Quality discussion. However, this energy consumption would not be wasteful, inefficient, or unnecessary, thus the impact would remain less than significant. Further, the proposed project modifications would slightly increase the total energy generation capacity of the system by adding the electrical generation equipment. The ORC would operate primarily in summer months when heating loads are not significant. Use of the ORC would reduce the use of electricity currently provided by Liberty Utilities and would not cause a net increase in total electricity consumption by the connected facilities. The modified project would not result in any new or increased energy impacts.

Greenhouse Gas Emissions. The Initial Study found that the approved project would not generate greenhouse gas (GHG) emissions that exceed the PCAPCD thresholds. Additionally, it would reduce consumption of natural gas within the Northstar California community, reduce the total trip length for trucks hauling the woody biomass material generated by NCSD's existing and ongoing fuel management and defensible space program, and reduce GHG emissions associated with mobile sources. These reductions would all offset a portion of the project's new GHG emissions. Finally, the Initial Study found that the approved project would not conflict with an applicable plan, policy,

or regulation adopted for the purpose of reducing GHG emissions. The proposed project modifications would slightly increase GHG emissions during construction due to the slight increase in grading and building activities as summarized in the Air Quality discussion, however the total GHG emissions during construction would remain below the PCAPCD thresholds. The Initial Study identified that combustion of woody biomass in the boilers is the primary source of GHG emissions from operation of the approved project. GHG would also be emitted from mobile sources (truck traffic for wood chip deliveries and ash export), energy sources (electricity consumption), and area sources (landscaping equipment). The proposed modification to the boiler system is not expected to increase annual GHG emissions. However, updated modeling was prepared to support the PCAPCD permit application (Dudek 2025). In this modeling, the assumed annual heat input was increased relative to the modeling relied upon in the Initial Study. As shown in Table 4, Operational GHG Emission Changes, this results in higher annual GHG emissions than were reported in the Initial Study. However, the impact would remain less than significant because the emissions are below the PCAPCD threshold of 10,000 metric tons of carbon dioxide equivalents (CO₂e) per year.

Table 4. Operational GHG Emission Changes

Emission Source	Modified Project	Approved Project	Change
	metric tons per year of CO ₂ e		
Area	<0.01	<0.01	0
Energy	164.68	164.68	0
Mobile	8.71	8.71	0
Stationary (boiler)	6,598.33	4,487.54	2,110.79
Total	6,771.72	4,660.93	2,110.79

Source: Dudek 2025.

Notes: CO₂e = carbon dioxide equivalents

The Initial Study found that the approved project would be consistent with applicable plans, policies and regulations adopted for the purpose of reducing GHG emissions. The approved project would support the Placer County Sustainability Plan Strategy E-2 which calls for reducing reliance on natural gas and would not conflict with Strategy E-4 because the project would not generate GHG emissions that exceed the PCAPCD threshold. The approved project would be consistent with the Placer County regional transportation plan, which is incorporated in the Sacramento Council of Governments Metropolitan Transportation Plan/Sustainable Communities Strategy, because it would reduce VMT as compared to the existing baseline conditions by diverting some of the woody biomass that is currently transported from the Eastern Regional Landfill Materials Recovery Facility to Rio Bravo-Rocklin, Honey Lake Power in Lassen County, Lockwood Landfill outside Reno, and Full Circle Compost in Minden, Nevada. The nearest of these is approximately 54 miles from the Materials Recovery Facility. The approved project would replace approximately 275 to 330 of these existing at least 107-mile round trip truck trips with approximately 25-mile-long round trips. Finally, the approved project would be consistent with the state's GHG reduction targets and Scoping Plan because it would comply with all regulations adopted in furtherance of the Scoping Plan, such as energy efficiency requirements in the California Building Code, reduce VMT, include use of solar panels, and offset existing natural gas demand in the community. None of the proposed project modification would change these factors, thus the modified project would remain consistent with these GHG reduction plans, policies, and regulations.

In conclusion, the modified project would not result in any new or increased GHG impacts because it would not generate GHG emissions that exceed the PCAPCD threshold or applicable plans, policies and regulations adopted for the purpose of reducing GHG emissions.

Hazards and Hazardous Materials. The Initial Study found that the approved project would:

- not be located within 0.25 miles of a school;
- not release potentially hazardous materials to the surrounding area;
- require storage, use, and transport of relatively small quantities of hazardous materials commonly used in construction, cleaning, and equipment maintenance which would be stored, handled and used in compliance with applicable state and federal law and in accordance with standard best management practices to minimize the potential for spill or release and ensure that any such spill or release would be controlled on site;
- not adversely affect aviation safety because none of the project components would exceed the ALUC height limits and the project would not create aviation hazards due to lighting, glare, or visible plant emissions;
- not expose people or structures to risks involving wildland fires; and
- not require modifications to existing roadways that could impede emergency response or evacuation activities.

The proposed project modifications do not involve a change in project location. As stated in Section 2.2, the proposed modifications require use of aqueous ammonia and hydrated lime powder, and to 1,000 gallons of aqueous ammonia and 10,000 pounds of hydrated lime powder would be stored onsite and managed in accordance with Placer County and State of California guidelines and requirements. This regulatory compliance would minimize the potential for spill or release and ensure that any such spill or release would be controlled on site; thus, this impact would remain less than significant. The project modifications do not include any increases in building height or changes in visible plant emissions, would not create new sources of lighting and glare that could affect aviation safety, would not alter the degree to which the project could contribute to potential risks associated with wildland fires, and would not introduce any project elements that could impede emergency response or evacuation activities. Thus, the modified project would not result in any new or increased impacts related to hazards and hazardous materials.

Noise. The Initial Study found that construction and operation of the approved project would result in noise levels at nearby sensitive receptors that do not exceed the County's standards. The proposed project modifications would slightly increase the duration of the construction period but would not introduce construction activities that have the potential to create greater noise levels than the types of construction activities evaluated in the Initial Study.

The day-night average sound level (Ldn) for the noise sensitive receptors nearest the project site (those on Silver Strike Road) range from approximately 61 a-weighted decibels (dBA) Ldn during the off-peak summer season to approximately 66 dBA Ldn during the winter season. The greatest source of these noise levels is traffic on Northstar Drive. The proposed project modifications do not involve any changes to project-related traffic, including the types of vehicles or volume of traffic that would be traveling along Northstar Drive. The proposed OCR and cooling tower are proposed to be located on the north side of the Wood Energy Utility Facility building and thus would be further from the existing noise sensitive receptors than the equipment evaluated in the Initial Study and would be outside of the line of sight to those receptors. As stated in Section 2.2, the OCR units would be enclosed in a shell, which would provide noise attenuation. Thus, the operation of the modified project would not increase noise exposure for nearby sensitive receptors and impacts would remain less than significant.

Public Services. The Initial Study found that the approved project would not introduce any new residential, commercial, or industrial land uses that could directly or indirectly generate population or employment growth and cause increased demand for police protection, schools, parks, and other public facilities or services. The proposed

project modifications would not add any components that could directly or indirectly generate population or employment growth or alter the operational characteristics of the NCSD Wood Energy System in a way that would increase demands for public services or interfere with the provision of public services. Thus, the modified project would not result in any new or increased impacts related to public services. The Initial Study found that the approved project would create a new source of potential combustion that could require fire protection response in the event of a system malfunction or emergency. However, response times to the Wood Energy Utility Facility would be minimal because it is adjacent to the Northstar Fire Station and the building would include an interior fire suppression system to minimize the chance that an operational malfunction could cause the structure to become fully engulfed in fire and for fire to spread to adjacent and nearby vegetation. The proposed project modifications do not include a change in location or changes to the interior fire suppression system. Operation of the proposed ORC does not involve combustion and therefore would not be a source of potential fire ignition. The modified project would not result in any new or increased impacts related to public services.

Wildfire. The Initial Study found that the approved project would not directly or indirectly lead to increases in population, employment, or recreation in the project area that would increase the volume of traffic necessary to evacuate the area in the event of a wildfire; would not impair implementation of the County's emergency response or evacuation plans and procedures; would not result in a significant increase in the risk of wildfire ignition or spread; would not significantly exacerbate the wildfire risks in the project region or the potential for people to be exposed to pollutant concentrations associated with wildfire; and would not create unstable slopes, substantial changes in existing drainage conditions, other conditions that could increase risks of physical hazards in the event that the project area is affected by a wildfire. The proposed project modifications would not alter the operational characteristics of the Wood Energy Utility Facility in a way that would lead to increased traffic, increased risk of wildfire ignition, or create conditions that could increase the risk of physical hazards associated with wildfires. Thus, the modified project would not result in any new or increased impacts related to wildfire.

3.3 Environmental Resources for Which the Project Would Have Potentially Significant Impacts

This section summarizes the adopted MND findings that the project would have potentially significant impacts to the environmental resource areas listed below and the mitigation measures that were adopted to reduce such impacts to less than significant levels and explains why the proposed project modifications would not result in any changes to the findings of the adopted MND regarding these environmental resource areas.

Biological Resources. The Initial Study found that construction of the approved project could result in indirect impacts to biological resources and required implementation of three mitigation measures:

- Mitigation Measure BIO-1, which requires installing exclusion fencing or flagging between the construction area and the riparian habitat and aquatic resources within or adjacent to the project site as well as implementing the erosion control and spill prevention measures identified in Mitigation Measure GEO-2,
- Mitigation Measure BIO-2, which requires conducting pre-construction nesting bird surveys and implementing construction buffers from any active nests, to avoid these impacts, and
- Mitigation Measure BIO-3, which requires installing tree protection measures to avoid damage to or loss of trees proposed to be retained onsite.

The Initial Study also found that with implementation of Mitigation Measures BIO-1, BIO-2, and BIO-3, the project would not conflict with County policies, ordinances, and regulations regarding protection of biological resources. The Initial Study found that the operation of the approved would not require any disturbance to biological resources, the project site does not support wildlife movement, migration, or nursery sites, and the approved project would have no impacts related to conservation plans.

As stated in Section 2.2, the approved project included removal of a 28-inch diameter pine tree located south of the lower tarmac apron. Revisions to the driveway apron would allow this tree to be retained, which would improve visual screening for the project. A 16-inch diameter fir tree previously anticipated to be retained would be removed to accommodate the ORC system. Thus, the proposed project modifications would not increase tree removal or impacts to trees during construction. Section 2.2 also identifies that the proposed project modifications include minor widening of the internal roadway that provides access to the NCSD office to improve access. This would bring construction activities closer to the pond and associated riparian habitat located on the west side of that roadway. With implementation of Mitigation Measure BIO-1, this component of the proposed project modifications would not result in any increase in potential direct or indirect impacts to riparian habitat or aquatic resources.

The remaining proposed project modifications would not alter the overall building design, the alignment of the thermal energy distribution pipeline, or any of the operational characteristics of the Wood Energy System. Thus, the modified project would not result in any new or increased biological resources impacts.

Cultural Resources and Tribal Cultural Resources. The Initial Study found that there are no buildings within or adjacent to the project site that are considered eligible for listing in the National Register of Historic Places or the California Register of Historic Resources; there are no known human burial sites within the Northstar California community; and the likelihood of encountering unanticipated significant subsurface archaeological deposits or features is considered low. Implementation of Mitigation Measure CR/TCR-1 would ensure that in the event that a possible cultural resource and/or tribal cultural resource is encountered during grading, excavation, or trenching, the resource would be subject to evaluation and appropriate management measures would be applied if a significant resource is identified. This would ensure that the project would result in less-than-significant impacts to cultural and tribal cultural resources. The Initial Study found that operation of the proposed project would have no potential to impact cultural and/or tribal cultural resources. The proposed project modifications include slightly more ground disturbance at the Wood Energy Utility Facility site during construction. With implementation of Mitigation Measures CR/TCR-1, this change would not result in any increase in potential impacts to cultural and tribal cultural resources. The remaining proposed project modifications would not alter the potential to encounter cultural or tribal cultural resources during construction or operation. Thus, the modified project would not result in any new or increased impacts to cultural resources or tribal cultural resources.

Geology and Soils. The Initial Study found that:

- the approved project would not increase the potential for rupture of a known earthquake fault;
- compliance with the California Building Code, Placer County Code, and recommendations presented in the Geotechnical Investigation report would ensure that the approved project does not expose people or structures to potential effects associated with seismic-related ground shaking, seismic hazards, and landslides;
- there is no possibility of liquefaction at the project site due to the characteristics of the soil underlying the project site;
- the approved project would not result in any loss of topsoil;

- the project site does not contain expansive soils and
- no septic tanks or alternative wastewater disposal systems are proposed.

The Initial Study found that there is a potential for soil erosion to occur during construction, but compliance with Placer County Code Section 15.48.630 requires implementation of a Demolition and Temporary Best Management Practice (BMP) plan and a Temporary Erosion Control Plan, which must identify the construction BMPs that would be implemented to ensure that soil erosion is minimized. Mitigation Measures GEO-1, GEO-2, and GEO-3 identify required content of the Improvement Plans and final Geotechnical Investigation report to ensure compliance with the Placer County Code, which would reduce the potential for the approved project to result in adverse effects related to geology and soils. The Initial Study also found that while there are no known paleontological resources or unique geologic features in the project vicinity, however, there is potential for these resources to be encountered during project construction, and destruction of such resources would result in a significant impact. Mitigation Measure GEO-4 requires that potential paleontological resources or unique geologic features be evaluated and installation of appropriate management measures to protect such resources.

The proposed project modifications do not include a change in location, thus there would be no change in the geologic and soil conditions that were evaluated in the Initial Study. The proposed project modifications include slightly more ground disturbance at the Wood Energy Utility Facility site during construction. With implementation of Mitigation Measures GEO-1, GEO-2, GEO-3, and GEO-4, this change would not result in any increase in potential impacts to geology and soils. The remaining proposed project modifications would not alter the potential to result in impacts to geology and soils during construction or operation. Thus, the modified project would not result in any new or increased impacts to geology and soils.

Hydrology and Water Quality. The Initial Study found that the approved project would not impede or redirect flood flows, would not interfere with groundwater supplies or recharge, and is not located within a flood hazard, tsunami, or seiche zone. Construction of the project would involve ground-disturbing activities for grading that could result in sediment discharge in stormwater runoff. However, as previously mentioned, a Demolition and a Temporary BMP plan would be implemented as required under Placer County Code Section 15.48.630, which would ensure protection of water quality. In addition, Mitigation Measures GEO-1, GEO-2, and GEO-3 identify the required content of the Improvement Plans and final Geotechnical Investigation report to ensure compliance with the Placer County Code. Such compliance would ensure that the project does not result in adverse effects to water quality due to soil erosion and sedimentation.

The Initial Study found that the approved project would not result in an increase in the volume of rate of stormwater runoff from the project site because it would reduce the existing amount of impervious surfaces at the Wood Energy Utility Facility site by 252 square feet and that the approved project would not change the route of stormwater runoff because the proposed grading would not substantially alter the site topography. Under Mitigation Measure HYD-1, the Initial Study also required that a Stormwater Quality Management Plan be prepared to identify specific measures that would ensure stormwater runoff is managed to prevent an increase in peak runoff and that stormwater management measures are designed in compliance with the Placer County Stormwater Management Manual and found that potential impacts to water quality would be reduced to a less-than-significant level with implementation of BMPs for minimizing contact with potential stormwater pollutants at the source and erosion control methods, as required under Mitigation Measures HYD-1, HYD-2, and HYD-3.

The proposed project modifications include an increase in the amount of impervious surfaces at the Wood Energy Utility Facility Site, which could increase the rate and volume of stormwater runoff. However, stormwater infiltration

features are proposed to ensure that stormwater runoff is managed to prevent an increase in peak runoff and provide for filtration of potential water pollutants, consistent with the findings of the Initial Study and adopted MND and the requirements of Mitigation Measures HYD-1, HYD-2, and HYD-3. The remaining proposed project modifications would not introduce any additional potential to adversely affect hydrology and water quality. Thus, the modified project would not result in any new or increased impacts related to hydrology and water quality.

Land Use and Planning. The Initial Study found that the project would not physically divide an established community and that with implementation of the mitigation measures included in the Initial Study and adopted MND, the approved project would not result in significant environmental impacts due to conflicts with plans, policies, or regulations adopted to avoid environmental effects. The proposed project modifications do not include a change in location or substantial changes in project construction or operation. All of the mitigation measures identified in the Initial Study would remain applicable to the modified project, and the modified project would not conflict with plans, policies, or regulations adopted to avoid environmental effects. Thus, the modified project would not result in any new or increased impacts associated with land use and planning.

4 References Cited

Dudek. 2025. Updated Emissions Estimate Memorandum for the NCSD Wood Energy System. August 1, 2025.

PR Design and Engineering, Inc. 2025. NCSD Wood Energy Utility Facility Draft Site Plans. August 2025.



N.C.S.D

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Corporate Yard Vehicle Chargers

DATE: August 20, 2025
TO: District Board Members
FROM: Eric Martin, Director of Public Works
SUBJECT: Corporate Yard Vehicle Chargers

BACKGROUND: As Operations Department fleet vehicles are replaced, electric vehicle alternatives will be considered where appropriate. To prepare for a future electrified fleet, vehicle chargers are proposed to be installed at the Corporate Yard.

In October 2024, a grant was secured with the Placer County Air Pollution Control District (PCAPCD) providing significant funding for car chargers. An application with Liberty Utilities was filed in Fall 2024 to provide the utility-side of a new power service for the chargers.

DISCUSSION: Liberty Utilities recently approved their grant, and, per the attached Electric Vehicle Service Extension Agreement, will install the utility-side of the new dedicated power service for the chargers. Their work will include setting a new transformer and running power to the customer-side meter.

NCSD Operations Department staff will perform the earthwork for the customer side installation. A quote for the vehicle chargers has been coordinated with EV Range, who provided chargers for the Administration Building. A quote for the customer-side switchboard panel has been coordinated with Main Electric Supply Company. A quote for electrical installation services has been coordinated with San Joaquin Electric, the District's on-call electrician.

FISCAL/RESOURCE IMPACTS: Expenses for the project have been included in the FY 2025-26 budget and are anticipated as follows:

- Liberty Utilities' utility-side power service: \$0
- Earthwork materials (concrete and aggregate base for switchboard pad, rebar, bollards, etc.): \$2,000 estimated
- Car chargers procurement: \$58,462 (incl tax)
- Switchboard procurement: \$22,200 (incl tax and shipping)
- Customer side service electrical installation: \$23,194
- PCAPCD grant funding: \$44,503.75

Total Anticipated NCSD Expense: \$61,352.25

RECOMMENDATION: Approve the Liberty Utilities Electric Vehicle Service Extension Agreement and authorize staff to proceed with electrical vehicle chargers purchases and services for \$105,856 (\$61,353 after PCAPCD grant reimbursement).

ATTACHMENT: Liberty Utilities Electric Vehicle Service Extension Agreement

DATE PREPARED: July 31, 2025



Rule 24 FORM
Utility Facility Agreement

ELECTRIC VEHICLE SERVICE EXTENSION AGREEMENT

AGREEMENT #: **LNC-02493**

This Electric Vehicle (EV) Service Extension Agreement (Agreement) is entered into on **June 19, 2025**, by and between LIBERTY UTILITIES (CALPECO ELECTRIC) LLC (Liberty), a California Limited Liability Corporation, **701 National Ave., Tahoe Vista, California 96148** and **Northstar Community Services District** ("Applicant").

Pursuant to Liberty Rule 24 (Electric Vehicle Infrastructure), Applicant has requested that Liberty provide EV Service Extension infrastructure to support electric service to separately metered EV Supply Equipment (EVSE) at the following location(s): **49 Trimont Ln., Truckee CA 96160** hereinafter referred to as ("Project"):

The EV Service Extension shall consist of Electrical (L) Distribution Infrastructure on the utility-side of the meter. Pursuant to Public Utilities Code Section 740.19(b), the term Electrical Distribution Infrastructure shall include poles, vaults, service drops, transformers, mounting pads, trenching, conduit, wire, cable, meters, conduit, substructure, protective structures, other equipment as necessary, and associated engineering, and civil construction work including but not limited to excavation and resurfacing.

To provide the requested EV Service Extension for the Project, it is necessary for Liberty to extend and/or modify its facilities as described in Exhibit "A" attached hereto.

Now THEREFORE, for good and valuable consideration the sufficiency of which is hereby acknowledged, the parties agree as follows:

SECTION I: EV SERVICE EXTENSION

1. To the extent provided under Rule 24, Applicant EV Service Extension infrastructure will be provided by Liberty at no cost to Applicant. Applicant may be responsible for certain additional costs not covered by Rule 24, including without limitation costs for environmental studies, issue mitigation, or service relocation.
2. If existing electrical capacity at the service location is inadequate to provide the requested EV Service Extension, Applicant must request distribution line extension, installation of which shall be in accordance with Liberty Rule 15 (Electric Line Extensions). This Agreement likewise does not cover any special or added facilities that Liberty installs at the request of Applicant.
3. Applicant understands that as a condition of receiving the services and facilities provided under this Agreement, it has an obligation to comply with all applicable conditions established in Rule 24, including without limitation the following:
 - a. Applicant will be solely responsible for procurement, installation and maintenance of the EVSE and all Electric Distribution Infrastructure beyond the utility meter required to supply electricity to the EVSE. Such customer-side infrastructure will be installed and inspected in accordance with any applicable laws, codes, ordinances, rules, or regulations.
 - b. Applicant agrees to energize EVSE within **30** Calendar Days of original Liberty Service Energization, which may be modified by agreement between the parties.

☐ Application requests for capacity to serve future EV charging loads.

If indicated above, the Application requests a new service sized to accommodate future expansion to the facility resulting in additional EVSE load. includes request for capacity to serve future EV charging loads. Applicant agrees to energize future EVSE within Calendar Days of original Liberty Service Energization, which may be modified by agreement between the parties.



- c. Applicant will set aside funding to support operations and maintenance. Applicant will continuously maintain and operate EVSE for at least five (5) years and will promptly remedy any maintenance or reliability issues to ensure that all EVSE are functional and available for charging.
- d. Applicant will take service on Liberty's commercial time-variant EV rate or another applicable time-variant rate.

Applicant agrees to comply with the above conditions, and its obligations under Rule 24. Applicant understands that failure to comply with such conditions may result in the termination of this Agreement and discontinuation of service or de-energization of interconnection to EV Supply Equipment. Liberty may also pursue reimbursement of the costs incurred in connection with deploying the EV Service Extension and any costs associated with its removal.

SECTION II: MISCELLANEOUS

1. This Agreement is authorized under Liberty's tariffs, including Liberty Rules 2 and 24, which have been approved by the California Public Utilities Commission (CPUC) and govern all matters contained herein. This Agreement is subject to any modifications as the CPUC may direct from time to time in the exercise of its jurisdiction. The scope of services and infrastructure provided under this Agreement are described in Rule 24. Terms herein shall be defined consistent with Rules 1, 2 and 24.
2. All facilities constructed hereunder shall become property owned, maintained, and controlled by Liberty.
3. The parties agree and understand that Applicant is not in any way an agent, representative, employee, or contractor of Liberty during the installation of facilities required hereunder, and Applicant agrees to indemnify and save harmless Liberty from any and all claims which are a result of, or arise out of, any construction undertaken by Applicant in accordance with this Agreement.
4. Applicant agrees that it will grant, or if not the owner, represents that the owner will grant and execute, to and in favor of Liberty, all necessary easements, conveyances, deeds, rights-of-way, or other documents required or relating in any fashion to the placement, installation, operation, maintenance, repair, and replacement of facilities required hereunder or any portion thereof.

If any portion of said facilities will be located on property other than that owned by Applicant, Liberty shall not be obligated to commence construction unless and until permanent rights-of-way therefore are granted to Liberty that are satisfactory to Liberty both as to location of easement and form document. All rights-of-way shall be obtained without cost to Liberty.

5. All facilities installed by Applicant shall be in accordance with Liberty Construction Standards, as contained in the "Electric Distribution System Guide," and details as shown on the work order drawings, and applicable local, state, and federal laws and/or regulations.
6. All work performed and all material furnished by the Applicant and his contractor shall be guaranteed against defects in materials and workmanship for a period of one (1) year following final acceptance of work by Liberty.

Applicant agrees that Liberty may, at its option and upon written notice to Applicant, either (1) repair any defect in materials or workmanship which may develop during the one-year period, or (2) require Applicant to make good any defect in materials or workmanship which may develop during said one-year period. The option and obligation to repair shall extend to any damage to facilities or work caused by the subject defects in materials or workmanship or the repairing of same. All repairs hereunder, whether undertaken by Liberty or Applicant, shall be done solely at Applicant's expense.

Applicant also assumes all responsibilities and liabilities for ten (10) years for facilities installed by the Applicant or facilities installed by Liberty based on survey and staking provided by the Applicant or Applicant's engineer that are found to be located outside the recorded easement or right-of-way granted for such facilities.

7. Applicant shall indemnify and hold harmless Liberty from and against Applicant's failure to conform in any respect to the requirements set forth in Sections 5 and 6 above.



8. Applicant may assign its right to receive a refund under this Agreement only upon written notification of the assignment to Liberty. Written notification shall consist of a document transferring the right to receive refunds, signed and notarized by the Assignor and the Assignee. Liberty may refuse to accept an assignment that is not signed and notarized by the Assignor and the Assignee. No obligation or duty owed by the Applicant to Liberty may be assigned unless Liberty consents to such assignment in writing. Under no circumstances shall Liberty be liable under any contract between the Applicant or Assignor and any Assignee.
9. This contract is valid for 90 days from issuance.
10. Notices or inquiries concerning this Agreement should be directed to:

LIBERTY UTILITIES (CALPECO ELECTRIC), LLC
Attn: Planning/Engineering
933 Eloise Avenue
South Lake Tahoe, CA 96150

LIBERTY UTILITIES (CALPECO ELECTRIC), LLC
Attn: Planning/Engineering
701 National Avenue
Tahoe Vista, CA 96148

IN WITNESS WHEREOF, the Parties hereto execute this Agreement (Pages 1 through 3 inclusive plus Exhibit A) the day and year first above written.

APPLICANT

LIBERTY UTILITIES (CAPECO ELECTRIC) LLC

By: _____
(Signature)

By: _____
(Signature)

Name: Eric Martin

Name: Eric Schwarzrock

Title: Director of Public Works

Title: President, California Electric

Date: _____

Date: _____



EXHIBIT A

Location Address: **49 Trimont Ln., Truckee CA 96160**

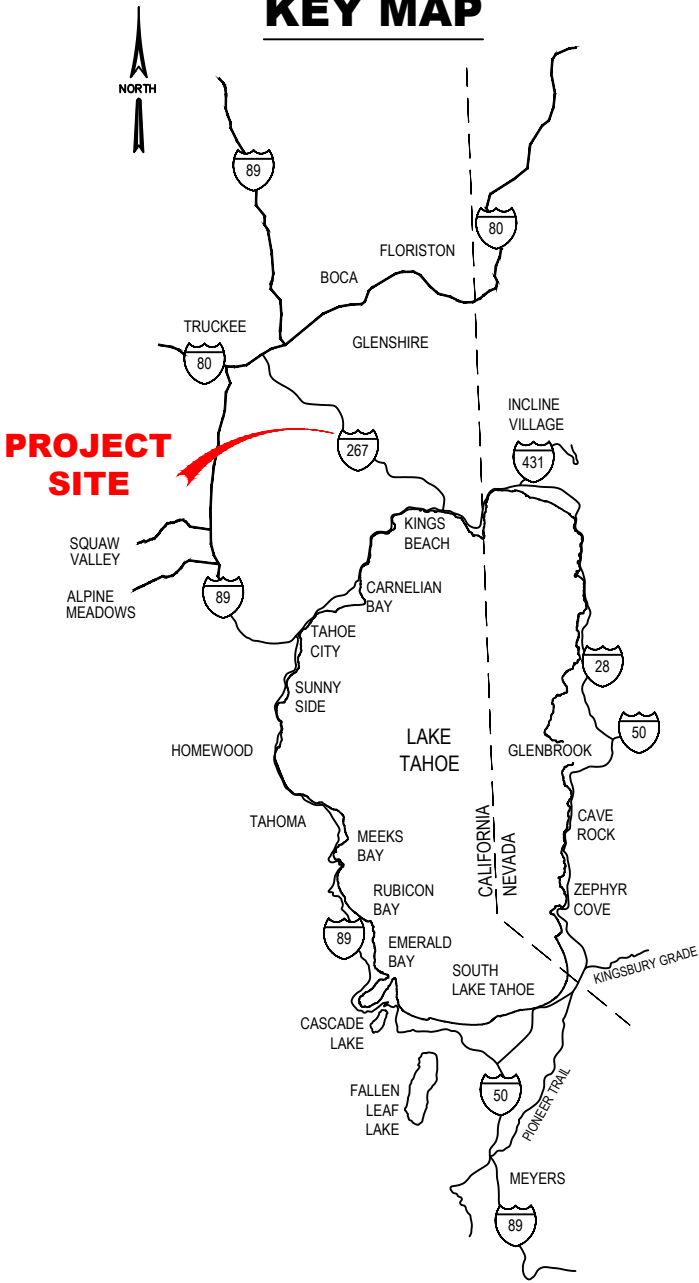
Property Owner (if other than Applicant): **Northstar Community Services District**

Description of Project: **CUSTOMER AT 49 TRIMONT LN IN NORTHSTAR IS INSTALLING NEW 600 A 208/120 V PANEL TO SERVE 8 ELECTRIC VEHICLE CHARGING PORTS. BARRIER POSTS TO BE INSTALLED IN FRONT OF ELECTRIC PANEL TO AVOID AUTOMOTIVE DAMAGE. DESIGN TO INCLUDE RUNNING UNDERGROUND SERVICE TO THE CUSTOMER'S PANEL AS SHOWN. TRANSFORMER SECONDARY HAS TWO OPEN POSITIONS ON FLUTES WHICH WILL ACCEPT UP TO 350 QX. ENGINEERING CALCULATIONS ALLOW FOR THE USE OF PARALLEL 350 QX WHICH WAS SELECTED TO AVOID HAVING TO REPLACE FLUTES WITH PADDLES. FLAT TO CRIMPS CALLED FOR AT THE PANEL.**

Description of Expansion Project:

*Note that Project Description is based on preliminary Project design. Project design and specifications may be modified by Liberty, in its sole discretion, during construction and installation as needed to address site conditions, unanticipated issues, or customer requests.

KEY MAP



2 working days
Call before you Dig.
Dial 811



SUBSTRUCTURE ELECTRIC
CONSTRUCTION STANDARDS

PROJECT DESCRIPTION:

CUSTOMER AT 49 TRIMONT LN IN NORTHSTAR IS INSTALLING NEW 600 A 208/120 V PANEL TO SERVE 8 ELECTRIC VEHICLE CHARGING PORTS. BARRIER POSTS TO BE INSTALLED IN FRONT OF ELECTRIC PANEL TO AVOID AUTOMOTIVE DAMAGE. DESIGN TO INCLUDE RUNNING UNDERGROUND SERVICE TO THE CUSTOMER'S PANEL AS SHOWN. TRANSFORMER SECONDARY HAS TWO OPEN POSITIONS ON FLUTES WHICH WILL ACCEPT UP TO 350 QX. ENGINEERING CALCULATIONS ALLOW FOR THE USE OF PARALLEL 350 QX WHICH WAS SELECTED TO AVOID HAVING TO REPLACE FLUTES WITH PADDLES. FLAT TO CRIMPS CALLED FOR AT THE PANEL.

GENERAL NOTES:

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS ENFORCED BY THE APPLICABLE REGULATORY AGENCIES, INCLUDING FEDERAL, STATE AND LOCAL ORDINANCES, AND CODES IN EFFECT AT THE TIME OF CONSTRUCTION INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

- CALIFORNIA CODE OF REGULATIONS
- GENERAL ORDER 95
- LIBERTY UTILITIES CONSTRUCTION STANDARDS
- LOCAL CITY/COUNTY CODES

THIS MAP ILLUSTRATES DATA COLLECTED FROM VARIOUS SOURCES AND MAY NOT REPRESENT A SURVEY OF THE PREMISES. NO RESPONSIBILITY IS ASSUMED AS TO THE SUFFICIENCY OR ACCURACY OF THE DATA DISPLAYED HEREON.

SYMBOLS NOT TO SCALE AND DO NOT NECESSARILY REPRESENT ACTUAL LOCATION OF FACILITIES.

ALL EXCAVATION WORK IN EXCESS OF 3 CUBIC YARDS MUST BE DONE BETWEEN MAY 1 AND OCTOBER 15 PER TRPA GRADING SEASON REGULATIONS.

ENVIRONMENTAL NOTE:

TRENCH GROUND DISTURBANCE

LIBERTY FACILITY	DEPTH (FT)	WIDTH (FT)	LENGTH (FT)	EXCAVATION VOLUME (CU FT)	EXCAVATION VOLUME (CU YD)
SERVICETRENCH	4	2	100	800	30
Total				800	30

APPLICANT TO FURNISH AND INSTALL:

- 600 AMP THREE PHASE 208/120 V METER PANEL ON A FLAT SURFACE AND RETAINING WALL AS NEEDED.
- METER PANEL 6" BARRIER POST PER LIBERTY UTILITIES STD. PE0009U.
- ELECTRIC PANEL SPECIFICATION SUBMITTALS REQUIRED. LIBERTY ENGINEER TO REVIEW AND APPROVE PRIOR TO CUSTOMER PURCHASE/INSTALLATION.
- APPLICANT TO OBTAIN EASEMENT FROM OWNER(S) OF RECORD(S) AS NEEDED.

Eric Troska

Digitally signed by Eric Troska
DN: cn=Eric Troska, o=ou,
email=eric@ascensionpe.com,
c=US
Date: 2025.04.26 10:01:22 -0700

LIBERTY UTILITIES TO FURNISH AND INSTALL:

APPROX. 100 CKT. FT. (120 CBL. FT.) OF 3 PHASE UG SERVICE CABLE TO 1-600 AMP PANEL C/O 2-350 QX IN 2-4"C (CONDUIT BY LIBERTY CONTRACTOR) (CTS REQUIRED).

LU CONTRACTOR TO FURNISH AND INSTALL:

APPROX. 200 FT. 4" PVC SERVICE CONDUIT (EXCLUDES SWEEPS AND RISER CONDUIT)

UNLESS OTHERWISE NOTED ON THE MAP OR BY THE LIBERTY UTILITIES INSPECTOR, ALL CONDUITS TO BE DB120 PVC, GRAY, AND MANDRILLED - SEE LIBERTY UTILITIES STANDARDS CD0001U AND CD0004.

INSTALL IN ALL CONDUIT 1/4" POLYESTER PULL LINE WITH SEQUENTIAL FOOTAGE MARKINGS AND A MINIMUM BREAKING STRENGTH OF 400 LBS.; PULL LINE SHALL EXTEND A MIN. OF 5 FT FROM EACH END OF THE CONDUIT.

ALL CONDUITS TO USE 3 FT RADIUS SWEEPS, UNLESS OTHERWISE NOTED ON THE MAP OR BY THE LIBERTY UTILITIES INSPECTOR; SWEEPS ARE NOT TO BE CUT.

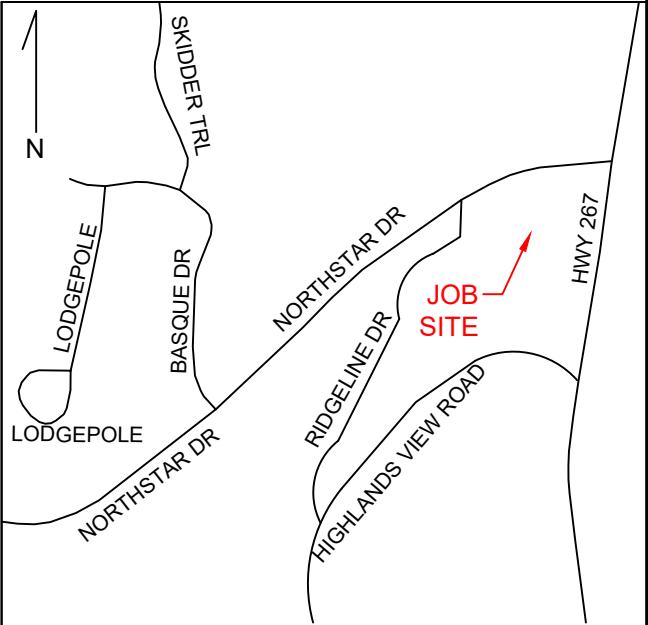
ALL TRENCHING AND BACKFILL PER APPLICABLE LIBERTY UTILITIES STDS. TE0001, TE0003, TE0005, TE0020, AND SUB01X (BACKFILL PER LIBERTY UTILITIES STD RU0005U).

ALL STAKING AS REQUIRED BY LIBERTY UTILITIES STANDARDS GI0001UG/W AND GI0002U WHICH INCLUDES TRENCH CENTERLINE, PAD, VAULT JUNCTION ENCLOSURE AND SECONDARY BOX LOCATIONS AND GRADE - THIS IS TO ENSURE THAT THE PLACEMENT OF ALL LIBERTY UTILITIES FACILITIES ARE WITHIN ALL NECESSARY EASEMENTS.

ALL STREET CUT PERMITS, PAVEMENT AND CONCRETE CUTTING, AND REPLACEMENT AS REQUIRED.

ALL FENCING, BLOCK WALL, PAVERS, AND LANDSCAPING REMOVAL AND REPLACEMENT AS REQUIRED.

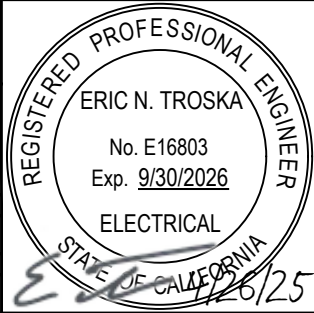
CIVIL CONSTRUCTION PERMITS AS REQUIRED.



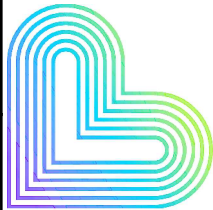
VICINITY MAP - N.T.S.

NORTHSTAR EV CHARGING STATIONS
49 TRIMONT LN, TRUCKEE, CA
NORTHSTAR COMMUNITY SERVICES DISTRICT

LU WBS	LU ORDER #	CUSTOMER WBS	CUSTOMER ORDER #	PAGE #
NA	NA	DCA.EVR2425.CE.2001	10000419760	1 OF 2



REVIEWED BY:
RR 4/25/25 PLANNER
ET CHECKED
APPROVED

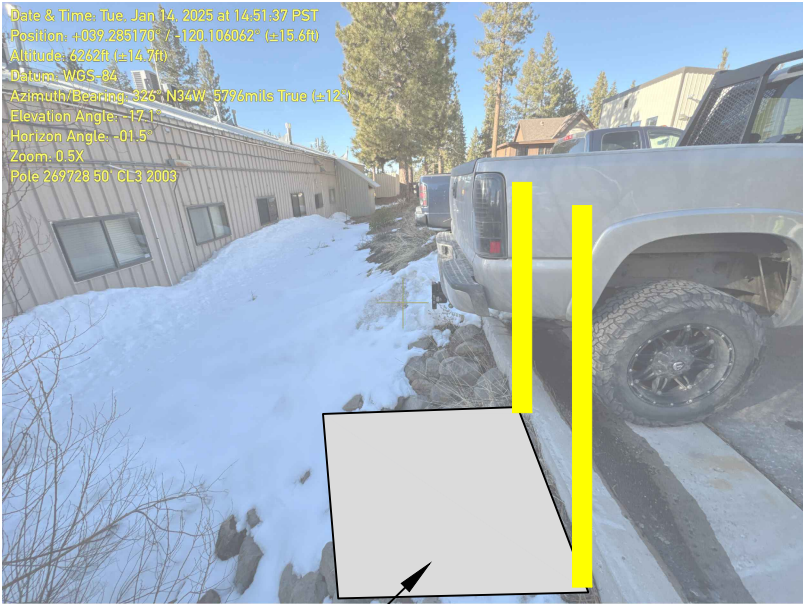
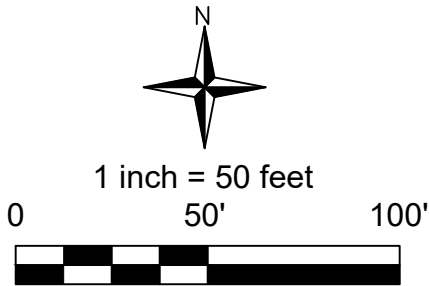


701 National Ave.
Tahoe Vista
California, 96148
Phone:
(530) 546-1755

933 Eloise Ave.
South Lake Tahoe
California, 96150
Phone:
(530) 543-5281

REVISIONS

REV	DESCRIPTION	DRAWN	DESIGN	CHKD	APP'D	DATE



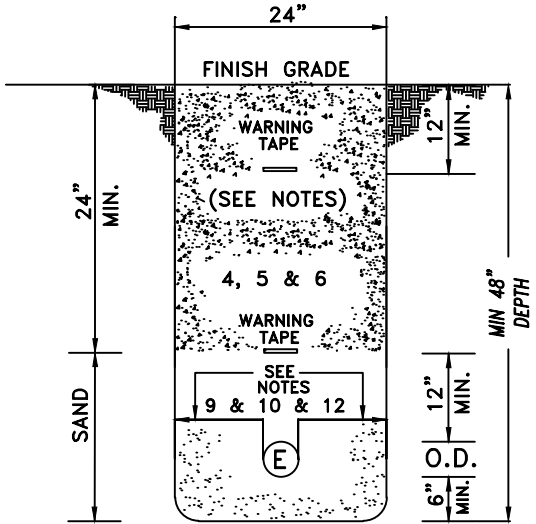
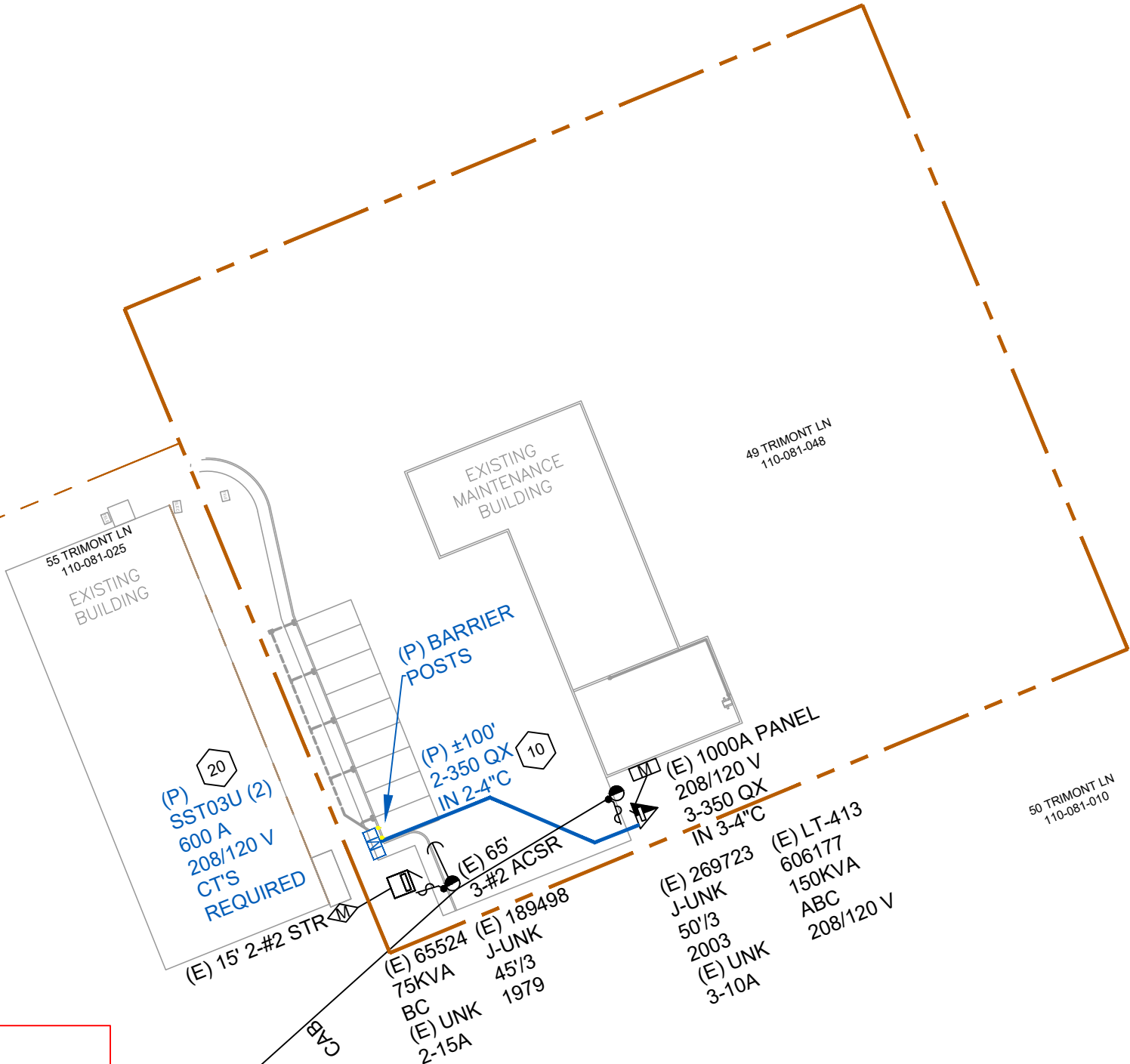
Date & Time Tue, Jan 14, 2025 at 14:51:37 PST
Position: +099.285170° / -120.106862° (±13.61)
Altitude: 2223ft (±14.7ft)
Datum: WGS 84
Azimuth Bearing: 326.1N34W 579mils True (±12)
Elevation Angle: -17.1
Horizon Angle: -01.5
Zoom: 0.5X
Pole: 269728.50 CL3 2003

(P) METER PANEL TO BE LOCATED ON SLOPED AREA WEST OF EXISTING CURB AND ASPHALT. RETAINING WALL AND CONCRETE PAD MAY BE NEEDED. PROPOSED BARRIER POST TO BE POSITIONED TO ALLOW 3' OF WORKING CLEARANCE IN FRONT OF PANEL.

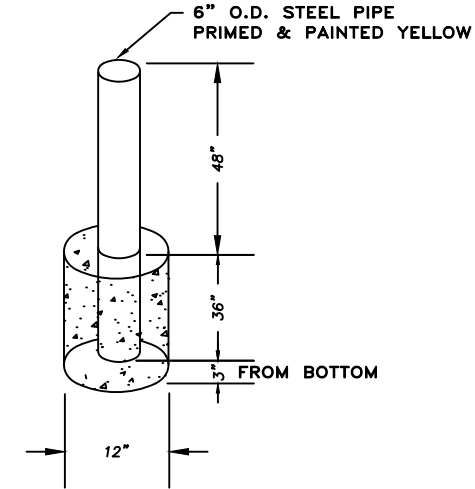
(P) PRIMARY
(P) SECONDARY / SERVICE
(R) REMOVE
(E) EXISTING

SOURCE:
4201 KINGS BEACH CIRCUIT
14.4 KV NORM OUT OF KINGS BEACH SUB

SOURCE SIDE DEVICE:
FUSED RISER, 20' UPSTREAM, ON POLE 269723
LOCATED AT 49 TRIMONT LN, TRUCKEE



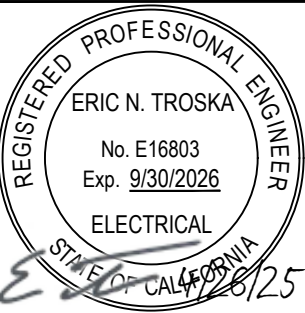
TYPICAL SECONDARY/SERVICE
TRENCH ELECTRIC ONLY



NORTHSTAR EV CHARGING STATIONS
49 TRIMONT LN, TRUCKEE, CA
NORTHSTAR COMMUNITY SERVICES DISTRICT

LU WBS	LU ORDER #	CUSTOMER WBS	CUSTOMER ORDER #	PAGE #
NA	NA	DCA.EVR2425.CE.2001	10000419760	2 OF 2

PLANNER	
ERIC TROSKA 775-870-2469	
SCALE	
1" = 50' ORIGINAL DRAWING SIZE 11"x17"	
REV	SHEET #
0	E.2



REVIEWED BY:	
RR	4/25/25 PLANNER
ET	CHECKED
	APPROVED



701 National Ave.
Tahoe Vista
California, 96148
Phone:
(530) 546-1755

933 Eloise Ave.
South Lake Tahoe
California, 96150
Phone:
(530) 543-5281

REVISIONS

REV	DESCRIPTION	DRAWN	DESIGN	CHKD	APP'D	DATE



N·C·S·D

Northstar Community Services District
Northstar Fire Department
910 Northstar Drive, Truckee, CA 96161
P: 530.562.1212 • F: 530.562.0702 • www.northstarcsd.org

Board of Directors

John Radanovich, President
Warren "Chip" Brown
Nancy Ives
Marilyn Forni
Michael "Spoon" Witherspoon

General Manager

Mike Geary, PE

Fire Chief

Jason Gibeaut

Establishing Fire Department Fee Schedules

DATE: August 20, 2025

TO: District Board Members

FROM: Jason Gibeaut, Fire Chief

SUBJECT: Public Hearing: Introduction & Discussion re. Ordinance 40-25, Establishing Fire Department Fee Schedules.

BACKGROUND: Per section 13916 of the Health and Safety Code, a district is permitted to charge a fee to cover the cost of any service the District provides or the cost of enforcing any regulation for which the fee is charged, provided that no fee exceeds the cost reasonably borne by the District in providing the service. A previously approved ordinance committed to two separate and distinct fee schedules (Engineering & Plan Review Fee Schedule and Code Enforcement Fee Schedule) to be used by NFD to recover costs mainly for those responsibilities associated with Fire Prevention (new development and construction permits, consultation services for the public and misc. inspections of fire protection and life safety systems within occupancies). Additionally, these fee schedules allow for NFD to recover costs incurred due to response to repeated nuisance/false alarms and fire-related emergencies caused by apparent negligence.

DISCUSSION: NFD would like to update the fees captured within both schedules to more accurately depict the cost of those services NFD provides or the cost of any regulation for which the fee is charged. Previously, the fees were calculated based upon the time required multiplied by the Division Chief's "hourly rate". NFD no longer has a Division Chief. Instead, NFD has a Fire Prevention Officer that is assigned such responsibilities and/or provides such services. Additionally, the Fire Chief (who also serves as the Department's Fire Marshal) assists with such responsibilities and/or provides such services. As such, the fees should reflect both the Fire Prevention Officer's and Fire Chief's "hourly rate" (based upon OES salary survey).

FISCAL IMPACTS: None

RECOMMENDATION: Approve Ordinance 40-25, Establishing Fire Department Fee Schedules that was introduced at the last board meeting.

ATTACHMENTS: Proposed Ordinance and Fee Schedules (Engineering & Plan Review Fee Schedule and Code Enforcement Fee Schedule).

Respectfully Submitted,
Jason Gibeaut
Fire Chief



N·C·S·D

Northstar Community Services District
Northstar Fire Department
910 Northstar Drive, Truckee, CA 96161
P: 530.562.1212 • F: 530.562.0702 • www.northstarcسد.org

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Mike Geary, PE

Fire Chief

Jason Gibeaut

BOARD OF DIRECTORS NORTHSTAR COMMUNITY SERVICES DISTRICT

ORDINANCE 40-25

AN ORDINANCE OF THE NORTHSTAR COMMUNITY SERVICES DISTRICT ESTABLISHING FIRE DEPARTMENT FEE SCHEDULES

WHEREAS the Northstar Community Services District ("District") is a community services district organized and operating under the authority of Government Code sections 61000 *et seq.*; and

WHEREAS pursuant to Government Code section 61100, subdivision (d), the District may exercise any of the powers of a fire protection district pursuant to Health and Safety Code sections 13800 *et seq.*; and

WHEREAS Section 13916 of the Health and Safety Code permits a district to charge a fee to cover the cost of any service which the district provides or the cost of enforcing any regulation for which the fee is charged, provided that no fee exceeds the cost reasonably borne by the District in providing the service, and

WHEREAS the District has made a determination that the costs of providing Fire Prevention Services, as set forth in Exhibits A and B attached hereto and incorporated herein by reference, represent the costs reasonably borne by the District in providing the services or enforcing the regulation for which the fees are charged,

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE NORTHSTAR COMMUNITY SERVICES DISTRICT OF PLACER COUNTY AS FOLLOWS:

1. All of the above Recitals are true and correct.
2. The Board of Directors adopts those fees for Fire Prevention Services and costs of enforcement of regulations as set forth in Exhibits A and B attached hereto and incorporated herein by reference.
3. The Board of Directors expressly finds that the fees set forth in Exhibits A and B represent and do not exceed the costs reasonably borne by the District in providing the services or enforcing the regulation for which the fees are charged.
4. After proper notice and public comment, the fees identified in Exhibits A and B may be adjusted annually by the Board of Directors by resolution to reflect the actual rate of the individual providing and/or overseeing the service.

5. This Ordinance shall take effect and be in force from and after its approval required by law, until it is amended, suspended, and/or rescinded by the Board of Directors.

6. If any fee, word, or provision of this Ordinance, including Exhibits A and B or any portion thereof, is found by a court of competent jurisdiction to be invalid, then the offending portion shall be severed from the remaining provision of this Ordinance, which shall remain in full force and effect.

PASSED AND ADOPTED at a regular meeting of the Board of Directors of the Northstar Community Services District on _____, 2025, by the following roll call vote:

EXHIBIT A: Engineering / Plan Review - Fee Schedule

EXHIBIT B: Code Enforcement - Fee Schedule

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

John Radanovich, Board President

ATTEST:

Julie Zangara, Board Secretary

ENGINEERING/PLAN REVIEW – FEE SCHEDULE

Exhibit A

PRELIMINARY PLAN REVIEW - CONSULTATIONS - MEETINGS

Review Number	PLAN REVIEW	Fee
1.1	In office design review/preliminary plan consultation meetings per half hour:	\$74.00
1.2	Out of office design and/or consultation meetings \$ 148.00 per hour, two-hour minimum:	\$296.00

SUBDIVISIONS

Major Subdivision Plan Review (9 or More Lots/Parcels)		
2.1	Review of subdivision for access, hydrant placement. Fees include two (2) hour plan review and one (1) visual inspection:	\$444.00
2.1a	Each additional site inspection, per hour:	\$148.00
16.1	Re-submittals or revisions:	\$148.00
17.1	Additional plan review time, per half hour:	\$74.00
Minor Subdivision Plan Review (1 to 8 Lots/Parcels)		
2.2	Review of subdivision for access, hydrant placement. Fees include one (1) hour plan review and one (1) visual inspection:	\$296.00
2.2a	Each additional inspection:	\$148.00
16.1	Re-submittals or revisions:	\$148.00
17.1	Additional plan review time, per half hour:	\$74.00
Single Family Home Review		
2.3	Review of plans for access, water supply and other variables. Fees include one (1) hour plan review and one (2) visual inspection. *** (Does not include review of fire sprinkler systems – see Sec. 5.1 & 5.1a):	\$444.00
2.3a	Each additional inspection:	\$148.00
16.1	Re-submittals or revisions:	\$148.00
17.1	Additional plan review time, per half hour:	\$74.00

WATER SUPPLY – FIRE SERVICE MAINS – FIRE HYDRANTS

Review Number	PLAN REVIEW	Fee
Fire Service – Emergency Repair of Private Fire Hydrants		
3.1	Review of underground piping, placement, and size. Fees include ½ hour plan review and one (1) visual inspection:	\$222.00
3.1a	Each additional inspection:	\$148.00
17.1	Additional plan review time, per half hour:	\$74.00
Private Fire Service Mains		
3.2	Minimum plan review base fee of system. Fees include two (2) hour plan review and one (1) visual inspection:	\$444.00
3.2a	Each additional inspection, per hour:	\$148.00
16.1	Re-submittals or revisions:	\$148.00
17.1	Additional plan review time, per half hour. *** Fire service main installation also requires hydro and flush. See 3.3 & 3.4:	\$74.00
Flush - Private Fire Service System		
3.3	Minimum inspection base fee. Fee includes one (1) hour onsite inspection time:	\$148.00
3.3a	Each additional inspection, per hour:	\$148.00
Hydrostatic Test - Private Fire Service System		
3.4	Minimum inspection/test base fee. Fee includes one (1) hour onsite test time:	\$148.00
3.4a	Each additional inspection, per hour:	\$148.00

WATER SUPPLY – FIRE SERVICE MAINS – FIRE HYDRANTS... continued		
Review Number	PLAN REVIEW	Fee
Water Flow Information Field Test		
3.5	Minimum field test base fee. (Fee includes field testing for available fire flow for Hydrant and Fire Sprinkler Systems):	\$148.00
3.5a	Additional or multiple flow tests, per half hour:	\$74.00
Rural Water Supply		
3.6	Minimum plan review base fee of tank & underground piping. Fees include one (2) hour plan review and one (1) visual inspection:	\$444.00
3.6a	Each additional inspection, per hour:	\$148.00
3.6b	Rural water supply flush:	\$148.00
16.1	Re-submittals or revisions:	\$148.00
17.1	Additional plan review time, per half hour:	\$74.00

BUILDING CONSTRUCTION – NEW BUILDINGS AND TENANT IMPROVEMENTS		
Review Number	PLAN REVIEW	Fee
New Construction or Building Additions (Commercial only) Plan Review		
4.1	Minimum plan review base fee. Fee includes two (2) hours plan review and two (2) field inspection:	\$592.00
4.1a	Additional inspections, per hour:	\$148.00
16.1	Re-submittals or revisions:	\$148.00
17.1	Additional plan review time, per half hour:	\$148.00
Tenant Improvement Plan Review (for building additions see 4.1)		
4.2	Minimum plan review base fee. Fee includes one (1) hour plan review and one (1) field inspection:	\$296.00
4.2a	Additional inspections, per hour:	\$148.00
16.1	Re-submittals or revisions:	\$148.00
17.1	Additional plan review time, per half hour:	\$148.00

FIRE PROTECTION SYSTEMS		
Review Number	PLAN REVIEW	Fee
Tenant Improvement Fire Sprinklers (without calculations)		
5.1	Minimum plan review base fee. In addition to, fees associated w/ 5.1a. Fee includes (1) hour plan review and two (2) field inspections:	\$444.00
5.1a	Plus \$.50 per head in excess of 10 heads:	\$.50/head
5.1b	Each additional inspection (e.g., weld-o-let, hydro, visual, etc.), per hour:	\$148.00
16.1	Re-submittals or revisions:	\$148.00
17.1	Additional plan review time, per half hour:	\$74.00
Tenant Improvement Fire Sprinklers (with calculations)		
5.2	Minimum plan review base fee. In addition to, fees associated w/ 5.2a Fee includes one (1) hour plan review and two (2) field inspections:	\$444.00
5.2a	Plus \$.50 per head in excess of 10 heads:	\$.50/head
5.2b	Each additional inspection (e.g., weld-o-let, hydro, visual, etc.), per hour:	\$148.00
16.1	Re-submittals or revisions:	\$148.00
17.1	Additional plan review time, per half hour:	\$74.00
New Commercial Fire Sprinkler System (13 & 13R systems)		
5.3	Minimum plan review base fee per riser. Fee includes two (2) hour plan review, one (1) underground, one (1) overhead hydro, and one (1) final inspection:	\$740.00
5.3a	Each additional inspection, per hour:	\$148.00
16.1	Re-submittals or revisions:	\$148.00
17.1	Additional plan review time, per half hour:	\$74.00

FIRE PROTECTION SYSTEMS...continued			
Review Number	PLAN REVIEW		Fee
Residential Fire Sprinkler System (single family home)			
5.4	Minimum plan review base fee. Fee includes one (1) hour plan review, one (1) underground, one (1) overhead hydro, and one (1) final inspection:		\$592.00
5.4a	Each additional inspection, per hour:		\$148.00
16.1	Re-submittals or revisions:		\$148.00
17.1	Additional plan review time, per half hour:		\$74.00
Residential Fire Sprinkler System (multiple homes)			
5.5	Minimum plan review base fee per model. For model only. Fee includes one (1) hour plan review, one (1) underground/hydro, one (1) overhead/hydro, and one (1) final inspection:		\$592.00
5.5a	Each additional lot (hydrostatic test and final inspection):		\$148.00
5.5b	Each Additional inspection (e.g., models, individual homes), per hour:		\$148.00
16.1	Re-submittals or revisions:		\$148.00
17.1	Additional plan review time, per half hour:		\$74.00
Standpipe System			
5.6	Minimum plan review base fee. Fee includes three (2) hours plan review and one (1) field inspection.		\$444.00
5.6a	Each additional inspection (e.g., hydro, flush, flow test, etc.), per hour.		\$148.00
16.1	Re-submittals or revisions:		\$148.00
17.1	Additional plan review time, per half hour:		\$74.00
Spray Booth (includes booth and fire extinguishing system)			
5.7	Minimum plan review base fee. Fee includes two (2) hours plan review and one (1) field inspection.		\$444.00
5.7a	Each additional inspection, per hour:		\$148.00
16.1	Re-submittals or revisions:		\$148.00
17.1	Additional plan review time, per half hour:		\$74.00
Pre-Action Fire Suppression System			
5.8	Minimum plan review base fee. Fee includes one (1) hour plan review and two (2) field inspections.*** (Does not include fire alarm review – see Sec. 6.1):		\$444.00
5.8a	Each additional inspection, per hour:		\$148.00
16.1	Re-submittals or revisions:		\$148.00
17.1	Additional plan review time, per half hour:		\$74.00
Fixed Fire Suppression System – (wet/dry chem., water mist, etc...)			
5.9	Minimum plan review base fee:		\$148.00
5.9a	Each additional separate system at same location. Fee includes plan review and one (2) field inspections:		\$148.00
5.9b	Each additional inspection, per hour:		\$148.00
16.1	Re-submittals or revisions:		\$148.00
17.1	Additional plan review time, per half hour:		\$74.00
Clean Agent Fire Suppression System			
5.10	Minimum plan review base fee. Fee includes one (1) hour plan review and up to three (3) hours of inspection time.*** (Does not include fire alarm review – see Sec. 6.1)		\$148.00
5.10a	Each additional inspection, per hour:		\$148.00
16.1	Re-submittals or revisions:		\$148.00
17.1	Additional plan review time, per half hour:		\$74.00
Fire Pump Installation			
5.11	Minimum plan review base fee. Fee includes two (2) hours plan review and up to five (5) hours field inspection time.*** (Does not include review of generator or separate fuel storage tank):		\$1,036.00
5.11a	Each additional inspection, per hour:		\$148.00
16.1	Re-submittals or revisions:		\$148.00
17.1	Additional plan review time, per half hour:		\$74.00

FIRE PROTECTION SYSTEMS...continued		
Review Number	PLAN REVIEW	Fee
Commercial Cooking (Hood and Duct) Fire Suppression System		
5.12	Minimum plan review base fee. Fee includes one (2) hour plan review and one (1) hour of inspection time (per system):	\$444.00
5.12a	Each additional inspection, per hour:	\$148.00
16.1	Re-submittals or revisions:	\$148.00
17.1	Additional plan review time, per half hour:	\$74.00
Smoke & Heat Vents		
5.13	Minimum plan review base fee. Fee includes one (1) hour plan review and one (1) hour of inspection time:	\$296.00
5.13a	Each additional inspection, per hour:	\$148.00
16.1	Re-submittals or revisions:	\$148.00
17.1	Additional plan review time, per half hour:	\$74.00
Smoke Management/Control System		
5.14	Minimum plan review base fee. Fee includes three (3) hours plan review and up to four (4) hours field inspection time:	\$1,036.00
5.14a	Each additional inspection, per hour:	\$148.00
16.1	Re-submittals or revisions:	\$148.00
17.1	Additional plan review time, per half hour:	\$74.00
Explosion Control (includes: vents, dust collection, etc...)		
5.15	Minimum plan review base fee. Fee includes two (2) hours plan review and up to two (2) hours field inspection time:	\$592.00
5.15a	Each additional inspection, per hour:	\$148.00
16.1	Re-submittals or revisions:	\$148.00
17.1	Additional plan review time, per half hour:	\$74.00

FIRE ALARM SYSTEMS		
Review Number	PLAN REVIEW	Fee
Fire Alarm System		
6.1	Minimum plan review base fee. Fee includes two (2) hours plan review and up to one (1) hour field inspection time:	\$444.00
6.1a	Plus \$ 10.00 per initiating and notification device in excess of 4 devices:	\$10.00/device
6.1b	Each additional inspection, per hour:	\$148.00
6.1c	Pre-wire inspections, per hour:	\$148.00
16.1	Re-submittals or revisions:	\$148.00
17.1	Additional plan review time, per half hour:	\$74.00
Dedicated Function Fire Alarm System (i.e. sprinkler monitoring, elevator recall, etc...)		
6.2	Minimum plan review base fee. Fee includes two (1) hour plan review and one (1) hour of field inspection time:	\$296.00
6.2a	Plus \$ 10.00 per initiating and notification device:	\$10.00/device
6.2b	Each additional inspection, per hour:	\$148.00
16.1	Re-submittals or revisions:	\$148.00
17.1	Additional plan review time, per half hour:	\$74.00
Fire Alarm Panel Replacement Only		
6.3	Minimum plan review base fee. Fee includes two (1) hour plan review and one (1) hour of field inspection time:	\$296.00
6.3a	Plus \$10.00 per initiating and notification device, if altered:	\$10.00/device
6.3b	Each additional inspection, per hour:	\$148.00
16.1	Re-submittals or revisions:	\$148.00

17.1	Additional plan review time, per half hour:	\$74.00
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FIRE ALARM SYSTEMS... continued		
Review Number	PLAN REVIEW	Fee
High-Rise Fire Alarm (new and/or system upgrade)		
6.4	Minimum plan review base fee. Fee includes four (4) hours plan review and four (4) hours of field inspection time:	\$1,184.00
6.4a	Plus \$ 10.00 per initiating and notification device:	\$10.00/device
6.4b	Each additional inspection, per hour:	\$148.00
6.4c	Each pre-wire inspection, where required:	\$148.00
16.1	Re-submittals or revisions:	\$148.00
17.1	Additional plan review time, per half hour:	\$74.00

FLAMMABLE AND COMBUSTIBLE LIQUIDS UNDER/ABOVEGROUND TANKS - PIPING – DISPENSING		
Review Number	PLAN REVIEW	Fee
Install Underground Tanks		
7.1	Minimum plan review base fee. Fee includes one (1) hour plan review and one (1) hour of site inspection time:	\$296.00
16.1	Re-submittals or revisions:	\$148.00
17.1	Additional plan review time, per half hour:	\$74.00
Remove Underground/Above-Ground Tank		
7.2	Minimum plan review base fee. Fee includes one (1) hour plan review and two (1) hours of inspection/site time:	\$296.00
7.2a	Each additional inspection/stand-by time, per hour:	\$148.00
Install Aboveground Tank		
7.3	Minimum plan review base fee. Each additional tank. Fee includes one (1) hour plan review and one (1) hour of inspection/site time:	\$296.00
7.3a	Each additional tank:	\$148.00
7.3b	Each additional inspection:	\$148.00
16.1	Re-submittals or revisions:	\$148.00
17.1	Additional plan review time, per half hour:	\$74.00
Abandon Underground/Above-Ground Tank in Place		
7.4	Minimum plan review base fee. Fee includes one (1) hour plan review and two (1) hour of inspection/site time:	\$296.00
7.4a	Each additional inspection/stand-by time, per hour:	\$148.00
Fuel Dispensing Modification (EVR, Dispenser changeout, other component changeout, etc.)		
7.5	Minimum plan review base fee. Fee includes one (1) hour plan review and one (1) hour of inspection time:	\$296.00
7.5a	Each additional inspection, per hour:	\$148.00
16.1	Re-submittals or revisions:	\$148.00
17.1	Additional plan review time, per half hour:	\$74.00
Apply Interior Coating to Flammable Liquid Tanks		
7.6	Minimum plan review base fee. Fee includes one (1) hour plan review and two (2) hours of inspection/site time:	\$444.00
7.6a	Each additional inspection/stand-by time, per hour:	\$148.00

COMPRESSED GAS SYSTEMS: LPG – CNG - MEDICAL – CRYOGENICS		
Review Number	PLAN REVIEW	Fee

Container Exchange Programs; LPG Tank Installation Without Dispensing		
8.1	Minimum plan review base fee. Fee includes one (1) hour plan review and one (1) hour site inspection time:	\$296.00
8.1a	Each additional inspection, per hour:	\$148.00
16.1	Re-submittals or revisions:	\$148.00
17.1	Additional plan review time, per half hour:	\$74.00

COMPRESSED GAS SYSTEMS: LPG – CNG - MEDICAL – CRYOGENICS... continued		
Review Number	PLAN REVIEW	Fee
LPG – CNG – Hydrogen (Tank Install and/or Dispensing)		
8.2	Minimum plan review base fee. Fee includes (1) hours of plan review and two (2) hours site inspection time:	\$444.00
8.2a	Each additional inspection per hour:	\$148.00
16.1	Re-submittals or revisions:	\$148.00
17.1	Additional plan review time, per half hour:	\$74.00
Medical or Compressed Gas Systems		
8.3	Minimum plan review base fee. Fee includes one (1) hour plan review and two (2) site inspections:	\$444.00
8.3a	Each additional inspection per hour:	\$148.00
16.1	Re-submittals or revisions:	\$148.00
17.1	Additional plan review time, per half hour:	\$74.00
Cryogenics Fixed Installation		
8.4	Minimum plan review base fee. Fee includes one (1) hour plan review and two (2) site inspections:	\$444.00
8.4a	Each additional inspection per hour:	\$148.00
16.1	Re-submittals or revisions:	\$148.00
17.1	Additional plan review time, per half hour:	\$74.00
Compressed Gas Storage		
8.5	Minimum plan review base fee. Fee includes one (1) hour plan review and one (1) field inspection:	\$296.00
8.5a	Each additional inspection, per hour:	\$148.00
16.1	Re-submittals or revisions:	\$148.00
17.1	Additional plan review time, per half hour:	\$74.00

SPECIAL HAZARDS - HAZARDOUS MATERIALS, MECHANICAL SYSTEMS, ETC.		
Review Number	PLAN REVIEW	Fee
Battery Systems		
9.1	Minimum plan review base fee. Fee includes one (1) hour plan review and one (1) field inspection:	\$296.00
9.1a	Each additional inspection, per hour:	\$148.00
16.1	Re-submittals or revisions:	\$148.00
17.1	Additional plan review time, per half hour:	\$74.00
Dust Collection Systems		
9.2	Minimum plan review base fee. Fee includes one (1) hour plan review and two (2) site inspections:	\$444.00
9.2a	Each additional inspection per hour:	\$148.00
16.1	Re-submittals or revisions:	\$148.00
17.1	Additional plan review time, per half hour:	\$74.00
Explosives Storage		
9.3	Minimum plan review base fee. Fee includes two (2) hours plan review and two (2) site inspections:	\$592.00
9.3a	Each additional inspection per hour:	\$148.00
16.1	Re-submittals or revisions:	\$148.00
17.1	Additional plan review time, per half hour:	\$74.00

Hazardous Materials Compliance Review		
9.4	Minimum review of MSDS, HMMP, and/or HMIS submittals. Fee includes one (1) hour of review time:	\$148.00
17.1	Additional plan review time, per half hour:	\$74.00

SPECIAL HAZARDS - HAZARDOUS MATERIALS, MECHANICAL SYSTEMS, ETC... continued		
Review Number	PLAN REVIEW	Fee
Hazardous Materials – Storage – Dispensing – Open/Closed Systems		
9.5	Minimum plan review base fee. Fee includes two (2) hours plan review and two (2) site inspections:	\$592.00
9.5a	Each additional system plan review, minimum two (2) hours:	\$296.00
9.5b	Each additional inspection, per hour:	\$148.00
16.1	Re-submittals or revisions:	\$148.00
17.1	Additional plan review time, per half hour:	\$74.00
Mechanical Refrigeration Systems		
9.6	Minimum plan review base fee. Fee includes one (1) hour plan review and two (2) site inspections:	\$444.00
9.6a	Each additional inspection, per hour:	\$148.00
16.1	Re-submittals or revisions:	\$148.00
17.1	Additional plan review time, per half hour:	\$74.00

HIGH-PILE RACK STORAGE SYSTEMS		
Review Number	PLAN REVIEW	Fee
High-Pile or Rack Storage		
10.1	Minimum plan review base fee. Fee includes 1½ hours plan review and 1½ hours of site inspection:	\$444.00
10.1a	Additional field inspection time, per hour:	\$148.00
16.1	Re-submittals or revisions:	\$148.00
17.1	Additional plan review time, per half hour:	\$74.00

TEMPORARY ACCESS ROADS & WATER SUPPLY		
Review Number	PLAN REVIEW	Fee
Install a Temporary Access Road – Residential and Commercial		
11.1	Minimum plan review base fee for one and two homes. Fee includes one (1) hour plan review and one (1) field inspection:	\$296.00
11.1a	Minimum plan review for large developments and commercial projects. Fee includes one (1) hour plan review and one (1) field inspection:	\$296.00
11.1b	Each additional inspection, per hour:	\$148.00
16.1	Re-submittals or revisions:	\$148.00
17.1	Additional plan review time, per half hour:	\$74.00
Install a Temporary Water Supply System		
11.2	Minimum plan review base fee. Fee includes one (1) hour plan review and one (1) hour of field inspection:	\$296.00
11.2a	Each additional inspection per hour:	\$148.00
16.1	Re-submittals or revisions:	\$148.00
17.1	Additional plan review time, per half hour:	\$74.00

MISCELLANEOUS SUBMITTALS - ALTERNATIVE MEANS AND METHODS		
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Review Number	PLAN REVIEW	Fee
Miscellaneous Submittals or Plans Review (Plans or Submittals Not Described Elsewhere)		
12.1	Minimum plan review base fee. Fee includes one (1) hour plan review and one (1) field inspection:	\$296.00
12.1a	Additional plan review time will be charged on hourly basis:	\$148.00
12.1b	Each additional inspection, per hour:	\$148.00
16.1	Re-submittals or revisions:	\$148.00
17.1	Additional plan review time, per half hour:	\$74.00

MISCELLANEOUS SUBMITTALS - ALTERNATIVE MEANS AND METHODS... continued		
Review Number	PLAN REVIEW	Fee
Alternative Means and Methods Requests or Code Interpretation Review		
12.2	Minimum review base fee. Fee includes two (2) hours of plan review/consultation time:	\$296.00
17.1	Additional plan review time, per half hour:	\$74.00
Expedite Plan Review Requests and Reviews Expedited as a Result of Working without Approved Plans		
Working <i>without</i> approved plans		
12.3	Minimum plan review fees (overtime), two (2) hour minimum, <i>plus applicable plan review fees</i> :	\$296.00
12.3a	Additional plan review time, per half hour:	\$74.00
Expedited Plans		
12.4	Minimum plan review fees (reviewed after normal business hours), two (2) hour minimum, <i>plus applicable plan review fees plus applicable plan review fees</i> :	\$296.00
All revisions will be performed on an expedited/overtime basis at \$ 148.00 per hour with a two-hour (2) minimum.		Total fees
12.4a	will include all applicable plan review fees plus expedite/overtime fees:	\$296.00
Demolition Permit		
12.5	Demolition Permit pursuant to Chapter 14, CFC:	\$148.00

ADDITIONAL CHARGES AND INSPECTION TIME		
Review Number	PLAN REVIEW	Fee
ADDITIONAL CHARGES AND INSPECTION TIME		
13.1	Additional inspection time during normal business hours, per half hour:	\$74.00
13.2	Additional inspection time after normal business hours, per hour:	\$148.00
13.3	Overtime and weekend inspections, two (2) hour minimum:	\$296.00
16.1	Re-submittals or revisions:	\$148.00
17.1	Additional plan review time, \$74.00 per half hour:	\$74.00

NFD Additional Notes	
<ul style="list-style-type: none"> • Minimum review and inspection fees are based on \$ 148.00 per hour during normal business hours, unless otherwise noted. • Normal business hours are between 0800hrs and 1700hrs, Monday - Friday. • All overtime fees are assessed at \$ 148.00 per hour for a two-hour minimum, unless otherwise noted. • Overtime rates apply to weekends, holidays, and all times outside normal business hours. • Expedited plan reviews are conducted after normal business hours. • Total fees assessed will be the sum of all applicable plan review fees including expedite/overtime fees. • Revisions to previously submitted plans, including plans requiring re-submittal and/or client generated changes, will be assessed \$ 148.00 for each hour of plan review. <p>Reviews conducted and requiring more than one hour of plan review time during normal business hours will be assessed \$74.00 per half hour.</p>	

Authority
Health & Safety: §§ 13114, 13131.5, 13143.2 (b, c, d, e), 13145, 13147, 13143.9, 13146, 13862, 13869, 13869.7, 13875, 13916, 17921, 17951, 17962 Government Code: § 7303.7, 6253(b) Fire District Ordinance: No. 39-22 Title 19, CCR: § 1.12(a) & 3.28 California Fire Code: § 107, 107.1, 105.1.1, 105.1.2, 105.2, 105.2.1, 105.2.3, 105.4, 901.3

CODE ENFORCEMENT – FEE SCHEDULE

Exhibit B

FALSE ALARMS		
PERMIT CODE	PERMIT/ACTIVITY	FEE
NA – 1	Nuisance (Repeated) False Alarms: Engine company response, after three (3) reported false alarms within a 180- day period. Includes: alarm sounding, water-flow alarms, and smoke or heat detectors.	Actual Cost
NA – 1.1	Labor Cost Per Hour Including Overhead.	Actual Cost
NA – 1.2	Vehicle Equipment Cost Per Hour Including Overhead.	Actual Cost

SUPPRESSION DUE TO NEGLIGENCE		
PERMIT CODE	PERMIT/ACTIVITY	FEE
NA-2	Recovering Department Cost: related to incidents caused from arson or incidents caused by negligence of an individual.	
NA-2.1	Equipment/apparatus contaminated, damaged, destroyed, or lost while providing service.	Actual Cost
NA-2.2	Labor Cost Per Hour Including Overhead.	Actual Cost
NA-2.3	Vehicle Equipment Cost Per Hour Including Overhead.	Actual Cost

MISCELLANEOUS INSPECTIONS		
PERMIT CODE	PERMIT/ACTIVITY	FEE
OC – 1	Change of Occupancy/Site Inspection/Miscellaneous Inspection: Site, miscellaneous, or requested inspection for a change of occupancy, including, but not limited to, inspections conducted when required by Building Official, Planning, or another governmental agency, and where not elsewhere listed. Provides 1 hour of inspection time.	\$148.00
DS – 1	Defensible Space Inspection: Inspection conducted for real estate, construction and other commerce related purposes or statutes. Billed at half hour increments.	\$74.00
RI – 1	Third or Non-Compliant Inspections: Inspection for third and/or non-compliant inspections, per inspection.	\$148.00

HOURLY INSPECTION – OVERTIME - INSTRUCTIONAL RATES

PERMIT CODE	PERMIT/ACTIVITY	FEE
IT – 1	Additional inspection or instructional time during normal business hours, per half hour.	\$74.00
IT – 2	Additional inspection time or instructional time after normal business hours, two hour minimum.	\$296.00

NFD Additional Notes
<ul style="list-style-type: none"> • Inspection fees are based on \$148.00 per hour during normal business hours. • Normal business hours are between 0800hrs and 1600hrs, Monday – Friday. • Inspection and/or permit fees will be assessed at the time of the primary inspection. • All operational permits include one (1) primary and one (1) re-inspection at no charge, unless otherwise noted. • Occupancies requiring three (3) or more inspections for compliance will be assessed an additional \$148.00 fee for each inspection.

Authority
<p>Health & Safety: §§ 12101, 12640, 13109, 13113, 13116, 13131.5, 13143.2 (b), (c), (d), (e), 13143.9, 13145, 13146, 13146.1, 13146.2 (a), (b), 13146.3, 13916, 13235, 13862, 13869, 13869.7, 13875, 13874, 17921, 17951, 17962</p> <p>Government Code: §§ 6103.7, 6253(b)</p> <p>Fire District Ordinance: No. 39-22</p> <p>Title 19, CCR: §§ 1.12, 982, 1565.1, 1033, 1034, and 1035</p> <p>California Fire Code: § 107, 107.1, 105.1.1, 105.1.2, 105.2, 105.2.1, 105.2.3, 105.4</p>



N·C·S·D

Northstar Community Services District
Northstar Fire Department
910 Northstar Drive, Truckee, CA 96161
P: 530.562.1212 • F: 530.562.0702 • www.northstarcisd.org

Board of Directors

John Radanovich, President
Warren "Chip" Brown
Nancy Ives
Marilyn Forni
Michael "Spoon" Witherspoon

General Manager

Mike Geary, PE

Fire Chief

Jason Gibeaut

Fire Department Vehicle Purchase

DATE: August 20, 2025

TO: District Board Members

FROM: Jason Gibeaut, Fire Chief

SUBJECT: Approval of Fire Department Vehicle Purchase

BACKGROUND: The Northstar Fire Department seeks to replace its utility vehicles every 10-15 years per the Department's replacement schedule. The current utility vehicles used by the Department's Fire Suppression division both have a manufacturer's date of 2009/2010. One of the vehicles has mechanical issues. Two separate mechanics have stated that the engine needs to be replaced. Additionally, the air conditioning is not working. This particular vehicle is being used routinely by the Fire Chief.

Vehicles may be procured through the California Multiple Award Schedules (CMAS) Program which streamlines the process – by way of state-wide contracts - for state and local government agencies to purchase vehicles. It provides pre-negotiated pricing and terms, making it easier and potentially more cost-effective for agencies to acquire vehicles. The contract is managed by the California Department of General Services (DGS). The use of these contracts is optional and available to California State and Local Government agencies.

DISCUSSION: To best serve the Department's needs, the purchase of a 4-wheel drive, regular cab Chevrolet Silverado 2500 pickup is desired. A state contract is available for this vehicle through Winner Chevrolet, who won the government bid this year for this vehicle.

FISCAL/RESOURCE IMPACTS: The capital purchase of one utility vehicle was budgeted (\$100,000.00) for FY2026. It is anticipated that the cost of the purchase as well as the outfitting of the vehicle will not exceed what was budgeted. (Outfitting of the vehicle will involve the installation of lights, sirens, radios, leveling, push bar, charging, camper shell, etc...)

RECOMMENDATION: To allow for the purchase of one utility vehicle for the Department.

ATTACHMENTS: Winner Chevrolet estimate for the purchase of the vehicle.

DATE PREPARED: July 30, 2025

Winner Chevrolet

7220 Fawn Way,
Sacramento, CA 95823
(916)509-8595 - Desk
(916)813-4592 - Cell

TO: Jason Gibeaut
Northstar CSD
910 Northstar Drive
Truckee, CA 96161

(530) 562-7529

DATE August 14, 2025
Quotation # C6059G-A
FAN # 977213

Prepared by: Casey De Koning

Comments or special instructions: Vehicle build and options are in additional pages.
State Contract # 1-22-23-20D

Description	AMOUNT
Line 37 Chevrolet Silverado 2500 Crew Cab 4x4	\$ 49,536.00
Options (Refer to Window Sticker):	\$ 3,990.00
Upgrade to Custom Trim	\$ 2,150.00
**** Please review, sign, and return a copy of the quote and **** **** specs with the PO or the vehicle will not be ordered. **** ****Shipping charge added for deliveries beyond Sacramento. No charge for will call.****	
<div>(Order Acknowledgment Signature) (Date)</div> <div>CA Tire Fee: \$1.75 / Per Tire</div>	Subtotal \$ 55,676.00
	DOC Fee \$ 85.00
	Taxable Subtotal: \$ 55,761.00
	Tax Rate(Subject to change): 7.250% \$ 4,042.67
	Tire Fee: \$8.75
	Fuel \$0.00
	Delivery Charge: \$400.00
	Total: \$ 60,212.42
QTY	Grand Total \$ -

If you have any questions concerning this quotation, contact Casey De Koning at (916)509-8595 or email at cdekoning@knightelkgrove.com or cdekoning@lasherauto.com

THANK YOU FOR YOUR BUSINESS!



Elk Grove Auto Group/Winner Chevrolet, Inc.

Casey De Koning | 916-813-4592 | cdekoning@lasherauto.com

Vehicle: [Fleet] 2026 Chevrolet Silverado 2500HD (CK20743) 4WD Crew Cab 159" Custom





Table of Contents

- Dealership Information
- Window Sticker
- Standard Equipment
- Weight Rating
- Technical Specifications

This document contains information considered Confidential between GM and its Clients uniquely. The information provided is not intended for public disclosure. Prices, specifications, and availability are subject to change without notice, and do not include certain fees, taxes and charges that may be required by law or vary by manufacturer or region. Performance figures are guidelines only, and actual performance may vary. Photos may not represent actual vehicles or exact configurations. Content based on report preparer's input is subject to the accuracy of the input provided.

Data Version: 26196. Data Updated: Aug 11, 2025 6:47:00 PM PDT.



Elk Grove Auto Group/Winner Chevrolet, Inc.

Casey De Koning | 916-813-4592 | cdekoning@lasherauto.com

Elk Grove Auto Group/Winner Chevrolet, Inc.

Prepared By:

Casey De Koning

Elk Grove Auto Group/Winner Chevrolet, Inc.

916-813-4592

cdekoning@lasherauto.com

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Elk Grove Auto Group/Winner Chevrolet, Inc.

Casey De Koning | 916-813-4592 | cdekoning@lasherauto.com

Vehicle: [Fleet] 2026 Chevrolet Silverado 2500HD (CK20743) 4WD Crew Cab 159" Custom (✔ Complete)

Window Sticker

SUMMARY

[Fleet] 2026 Chevrolet Silverado 2500HD (CK20743) 4WD Crew Cab 159" Custom

Interior:Jet Black, Cloth seat trim

Exterior 1:Red Hot

Exterior 2:No color has been selected.

Engine, 6.6L V8

Transmission, 10-Speed automatic

OPTIONS

CODE	MODEL	MSRP
CK20743	[Fleet] 2026 Chevrolet Silverado 2500HD (CK20743) 4WD Crew Cab 159" Custom	
	OPTIONS	
1CX	Custom Preferred Equipment Group	\$0.00
8F2	Ornamentation, delete	\$0.00
9L7	Upfitter switch kit, (5)	\$150.00
A2X	Seat adjuster, driver 10-way power	Inc.
AZ3	Seats, front 40/20/40 split-bench	\$0.00
BTV	Remote vehicle starter system	Inc.
C49	Defogger, rear-window electric	Inc.
CGN	Chevytec spray-on bedliner	\$545.00
CKF	GVWR, 11,025 lbs. (5001 kg)	\$0.00
DD8	Mirror, inside rearview auto-dimming	Inc.
DWI	Mirrors, outside power-adjustable vertical trailing with heated and auto-dimming upper glass	Inc.
G7C	Red Hot	\$0.00
GT4	Rear axle, 3.73 ratio	\$0.00
H0U	Jet Black, Cloth seat trim	\$0.00
IOR	Audio system, Chevrolet Infotainment 3 system	\$0.00
JHD	Hill Descent Control	Inc.
K05	Engine block heater	\$100.00
KC9	Power outlet, bed mounted, 120-volt	Inc.

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Elk Grove Auto Group/Winner Chevrolet, Inc.

Casey De Koning | 916-813-4592 | cdekoning@lasherauto.com

Vehicle: [Fleet] 2026 Chevrolet Silverado 2500HD (CK20743) 4WD Crew Cab 159" Custom (✔ Complete)

KGU	Universal Vehicle Module		\$295.00
KI4	Power outlet, interior, 120-volt	Inc.	
KW5	Alternator, 220 amps	Inc.	
L8T	Engine, 6.6L V8		\$0.00
MKM	Transmission, 10-Speed automatic		\$0.00
NZZ	Skid Plates	Inc.	
PCX	Custom Convenience Package	Inc.	
PDX	Custom Value Package		\$2,425.00
PQA	WT/CX Safety Package	Inc.	
Q86	Wheels, 20" (50.8 cm) machined aluminum		\$0.00
QT5	Tailgate, gate function manual with EZ Lift	Inc.	
UBI	USB ports, rear, dual, charge-only	Inc.	
UD5	Front and Rear Park Assist, ultrasonic	Inc.	
UF2	LED Cargo Area Lighting	Inc.	
UFG	Rear Cross Traffic Alert	Inc.	
UKC	Lane Change Alert with Side Blind Zone Alert	Inc.	
UTJ	Theft-deterrent system, unauthorized entry	Inc.	
VK3	License plate kit, front		\$0.00
VQ2	Fleet Processing Option		\$0.00
VYU	Snow Plow Prep/Camper Package		\$300.00
YF5	Emissions, California state requirements		\$0.00
Z71	Z71 Off-Road Package		\$175.00
—	Option/package discount		
—	Suspension, Off-Road	Inc.	

FUEL ECONOMY

Est City:N/A

Est Highway:N/A

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Elk Grove Auto Group/Winner Chevrolet, Inc.

Casey De Koning | 916-813-4592 | cdekoning@lasherauto.com

Vehicle: [Fleet] 2026 Chevrolet Silverado 2500HD (CK20743) 4WD Crew Cab 159" Custom (✔ Complete)

Est Highway Cruising Range:N/A

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Vehicle: [Fleet] 2026 Chevrolet Silverado 2500HD (CK20743) 4WD Crew Cab 159" Custom (✔ Complete)

Standard Equipment

Package
Trailer Package includes trailer hitch, 7-pin connector and (CTT) Hitch Guidance
Mechanical
Durabed, pickup bed
Engine, 6.6L V8 with Direct Injection and Variable Valve Timing, gasoline, (401 hp [299 kW] @ 5200 rpm, 464 lb -ft of torque [629 N-m] @ 4000 rpm) (STD)
Transmission, 10-Speed automatic (STD) (Standard with (L8T) 6.6L V8 gas engine.)
Rear axle, 3.73 ratio (Requires (L8T) 6.6L V8 gas engine. Not available with (L5P) Duramax 6.6L Turbo-Diesel V8 engine.)
GVWR, 11,025 lbs. (5001 kg) (STD) (Included and only available with CK20743 model and (L8T) 6.6L V8 gas engine with 18" or 20" wheels.)
Push Button Start
Air filter, heavy-duty
Air filtration monitoring
Transfer case, two-speed electronic shift with push button controls (Requires 4WD models.)
Auto-locking rear differential
Four wheel drive
Cooling, external engine oil cooler
Cooling, auxiliary external transmission oil cooler
Battery, heavy-duty 720 cold-cranking amps/80 Amp-hr maintenance-free with rundown protection and retained accessory power (Included and only available with (L8T) 6.6L V8 gas engine.)
Alternator, 170 amps (Requires (L8T) 6.6L V8 gas engine.)
Trailer brake controller, integrated
Frame, fully-boxed, hydroformed front section and a fully-boxed stamped rear section
Recovery hooks, front, frame-mounted, Black (Not available with (VLQ) Chrome recovery hooks.)
Suspension Package
Steering, Recirculating Ball with smart flow power steering system
Brakes, 4-wheel antilock, 4-wheel disc with DURALIFE rotors
Brake lining wear indicator
Capless Fuel Fill (Requires (L8T) 6.6L V8 gas engine.)
Exhaust, single, side

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Vehicle: [Fleet] 2026 Chevrolet Silverado 2500HD (CK20743) 4WD Crew Cab 159" Custom (✔ Complete)

Exterior

Wheels, 20" (50.8 cm) machined aluminum with Grazen Metallic painted accents, 10-spoke (STD)
Tires, LT275/65R20 all-terrain, blackwall
Tire, spare LT275/70R18 all-terrain, blackwall
Tire carrier lock keyed cylinder lock that utilizes same key as ignition and door
Bumper, front (High gloss Black.)
Bumper, rear (High gloss Black.)
CornerStep, rear bumper
BedStep, Black integrated on forward portion of bed on driver and passenger side
Moldings, beltline, Black
Cargo tie downs (12), fixed rated at 500 lbs per corner
Headlamps, halogen reflector with halogen Daytime Running Lamps
IntelliBeam, automatic high beam on/off
Taillamps with incandescent tail, stop and reverse lights
Lamps, cargo area, cab mounted integrated with center high mount stop lamp, with switch in bank on left side of steering wheel
Mirrors, outside power-adjustable vertical trailering with heated upper glass, lower convex mirrors, integrated turn signals, manual folding/extending (extends 3.31" [84.25mm])
Mirror caps, Black
Glass, deep-tinted
Tailgate, standard
Tailgate and bed rail protection cap, top
Tailgate, locking, utilizes same key as ignition and door (Upgraded to (QT5) EZ Lift power lock and release tailgate when (PCX) Custom Convenience Package is ordered.)
Tailgate, gate function manual, no EZ Lift
Door handles, Black grained

Entertainment

Audio system, Chevrolet Infotainment 3 system 7" diagonal HD color touchscreen, AM/FM stereo, Bluetooth audio streaming for 2 active devices, voice command pass-through to phone, Wireless Apple CarPlay and Wireless Android Auto compatibility (STD)
SiriusXM Trial Subscription

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Vehicle: [Fleet] 2026 Chevrolet Silverado 2500HD (CK20743) 4WD Crew Cab 159" Custom (✔ Complete)

Entertainment

- SiriusXM with 360L Trial Subscription. SiriusXM with 360L transforms your customers' ride with our most extensive and personalized radio experience on the road. (IMPORTANT: The SiriusXM trial subscription is not provided on vehicles that are ordered for Fleet Daily Rental ("FDR") use. Trial subscription is subject to the SiriusXM Customer Agreement and privacy policy, visit www.siriusxm.com which includes full terms and how to cancel. All fees, content, features, and availability are subject to change. Some features require GM connected vehicle services.)
- Audio system feature, 6-speaker system
- Wireless phone projection for Apple CarPlay and Android Auto
- Bluetooth for phone connectivity to vehicle infotainment system
- Wi-Fi Hotspot capable (Terms and limitations apply. See onstar.com or dealer for details.)

Interior

- Seats, front 40/20/40 split-bench with covered armrest storage and under-seat storage (lockable) (STD)
- Cloth seat trim
- Seat adjuster, driver 4-way manual
- Seat adjuster, passenger 4-way manual
- Seat, rear 60/40 folding bench (folds up), 3-passenger (includes child seat top tether anchor)
- Floor covering, color-keyed carpeting
- Floor mats, rubberized vinyl, front (Deleted when LPO floor liners are ordered.)
- Floor mats, rubberized-vinyl rear (Deleted when LPO floor liners are ordered.)
- Steering wheel, urethane
- Steering column, Tilt-Wheel, manual with wheel locking security feature
- Instrument cluster 6-gauge cluster featuring speedometer, fuel level, engine temperature, tachometer, voltage and oil pressure
- Driver Information Center, 3.5" diagonal monochromatic display
- Exterior Temperature Display located in radio display
- Compass located in instrument cluster
- Rear Seat Reminder
- Window, power front, drivers express up/down
- Window, power front, passenger express down
- Windows, power rear, express down
- Door locks, power
- Remote Keyless Entry with 2 transmitters
- Cruise control, electronic with set and resume speed, steering wheel-mounted

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Vehicle: [Fleet] 2026 Chevrolet Silverado 2500HD (CK20743) 4WD Crew Cab 159" Custom (✔ Complete)

Interior

USB Ports, 2, Charge/Data ports located on instrument panel
Power outlet, front auxiliary, 12-volt
Air conditioning, single-zone
Air vents, rear, heating/cooling
Mirror, inside rearview, manual tilt
Assist handles front A-pillar mounted for driver and passenger, rear B-pillar mounted
Chevrolet Connected Access capable (Subject to terms. See onstar.com or dealer for details.)

Safety-Mechanical

Automatic Emergency Braking
Front Pedestrian Braking
StabiliTrak stability control system with Proactive Roll Avoidance and traction control, includes electronic trailer sway control and hill start assist

Safety-Exterior

Daytime Running Lamps with automatic exterior lamp control
--

Safety-Interior

Airbags, Dual-stage frontal airbags for driver and front outboard passenger; Seat-mounted side-impact airbags for driver and front outboard passenger; Head-curtain airbags for front and rear outboard seating positions; Includes front outboard Passenger Sensing System for frontal outboard passenger airbag (Always use seat belts and child restraints. Children are safer when properly secured in a rear seat in the appropriate child restraint. See the Owner's Manual for more information.)
OnStar Services capable (See onstar.com for details and limitations. Services vary by model. Service plan required.)
HD Rear Vision Camera
Hitch Guidance dynamic single line to aid in trailer alignment for hitching
Lane Departure Warning
Following Distance Indicator
Forward Collision Alert
Seat Belt Adjustable Guide Loops, front row only
Buckle to Drive prevents vehicle from being shifted out of Park until driver seat belt is fastened; times out after 20 seconds and encourages seat belt use, can be turned on and off in Settings menu
Rear Seat Belt Indicator
Teen Driver a configurable feature that lets you activate customizable vehicle settings associated with a key fob, to help encourage safe driving behavior. It can limit certain available vehicle features, and it prevents certain safety systems from being turned off. An in-vehicle report card gives you information on driving habits and helps you to continue to coach your new driver

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Vehicle: [Fleet] 2026 Chevrolet Silverado 2500HD (CK20743) 4WD Crew Cab 159" Custom (✔ Complete)

Safety-Interior

Tire Pressure Monitoring System

OnStar Basics (OnStar Fleet Basics for Fleet) Drive confidently with core OnStar services including remote commands, built-in voice assistance, real-time traffic and navigation, and Automatic Crash Response to help if you're in need. (Requires (UE1) OnStar. OnStar Basics includes remote commands, Navigation, Voice Assistance, and Automatic Crash Response, for eligible vehicles with compatible software. OnStar Basics is standard for 8 years; OnStar plan, working electrical system, cell reception and GPS signal required. OnStar links to emergency services. Service coverage varies with conditions and location. Service availability, features and functionality vary by device and software version. See onstar.com for details and limitations.)

Processing-Other

Trailer Information Label provides max trailer ratings for tongue weight, conventional, gooseneck and 5th wheel trailering

WARRANTY

Warranty Note: <<< Preliminary 2026 Warranty >>>
Basic Years: 3
Basic Miles/km: 36,000
Drivetrain Years: 5
Drivetrain Miles/km: 60,000
Drivetrain Note: 3.0L & 6.0L Duramax® Turbo-Diesel engines, and certain commercial, government, and qualified fleet vehicles: 5 years/100,000 miles
Corrosion Years (Rust-Through): 6
Corrosion Years: 3
Corrosion Miles/km (Rust-Through): 100,000
Corrosion Miles/km: 36,000
Roadside Assistance Years: 5
Roadside Assistance Miles/km: 60,000
Roadside Assistance Note: 3.0L & 6.0L Duramax® Turbo-Diesel engines, and certain commercial, government, and qualified fleet vehicles: 5 years/100,000 miles
Maintenance Note: First Visit: 12 Months/12,000 Miles

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Vehicle: [Fleet] 2026 Chevrolet Silverado 2500HD (CK20743) 4WD Crew Cab 159" Custom (✔ Complete)

Weight Ratings

WEIGHT RATINGS	
Front Gross Axle Weight Rating:	6000 lbs
Rear Gross Axle Weight Rating:	6600 lbs
Gross Vehicle Weight Rating:	11025.00 lbs

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Vehicle: [Fleet] 2026 Chevrolet Silverado 2500HD (CK20743) 4WD Crew Cab 159" Custom (✔ Complete)

Technical Specifications

Powertrain

Transmission

Drivetrain	Four Wheel Drive	Trans Order Code	MKM
Trans Type	10	Trans Description Cont.	Automatic
Trans Description Cont. Again	N/A	First Gear Ratio (:1)	4.54
Second Gear Ratio (:1)	2.87	Third Gear Ratio (:1)	2.06
Fourth Gear Ratio (:1)	1.72	Fifth Gear Ratio (:1)	1.48
Sixth Gear Ratio (:1)	1.26	Reverse Ratio (:1)	4.54
Clutch Size	N/A	Trans Power Take Off	N/A
Final Drive Axle Ratio (:1)	N/A	Transfer Case Model	N/A
Transfer Case Gear Ratio (:1), High	N/A	Transfer Case Gear Ratio (:1), Low	N/A
Transfer Case Power Take Off	N/A	Seventh Gear Ratio (:1)	1.00
Eighth Gear Ratio (:1)	0.85	Ninth Gear Ratio (:1)	0.69
Tenth Gear Ratio (:1)	0.63		

Mileage

EPA Fuel Economy Est - Hwy	N/A	Cruising Range - City	N/A
EPA Fuel Economy Est - City	N/A	Fuel Economy Est-Combined	N/A
Cruising Range - Hwy	N/A	Estimated Battery Range	N/A

Engine

Engine Order Code	L8T	Engine Type	Gas V8
Displacement	6.6L/-TBD-	Fuel System	Direct Injection
SAE Net Horsepower @ RPM	401 @ 5200	SAE Net Torque @ RPM	464 @ 4000
Engine Oil Cooler	Yes		

Electrical

Cold Cranking Amps @ 0° F (Primary)	720	Cold Cranking Amps @ 0° F (2nd)	N/A
Cold Cranking Amps @ 0° F (3rd)	N/A	Maximum Alternator Capacity (amps)	220

Cooling System

Total Cooling System Capacity	N/A
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Vehicle

Emissions

Tons/yr of CO2 Emissions @ 15K mi/year	N/A	EPA Greenhouse Gas Score	N/A
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Chassis

Weight Information

Standard Weight - Front	0.00 lbs	Standard Weight - Rear	0.00 lbs
Base Curb Weight	N/A	Gross Axle Wt Rating - Front	6000 lbs
Gross Axle Wt Rating - Rear	6600 lbs	Curb Weight - Front	4013 lbs
Curb Weight - Rear	2812 lbs	Option Weight - Front	0.00 lbs
Option Weight - Rear	0.00 lbs	Reserve Axle Capacity - Front	1987.00 lbs
Reserve Axle Capacity - Rear	3788.00 lbs	As Spec'd Curb Weight	6825.00 lbs
As Spec'd Payload	4200.00 lbs	Maximum Payload Capacity	4200.00 lbs
Gross Combined Wt Rating	26000 lbs	Gross Axle Weight Rating	12600.00 lbs
Curb Weight	6825.00 lbs	Reserve Axle Capacity	5775.00 lbs
Total Option Weight	0.00 lbs	Payload Weight Front	0 lbs
Payload Weight Rear	0 lbs	Gross Vehicle Weight Rating	11025.00 lbs

Trailer

Dead Weight Hitch - Max Trailer Wt.	5000 lbs	Dead Weight Hitch - Max Tongue Wt.	500 lbs
Wt Distributing Hitch - Max Trailer Wt.	16000 lbs	Wt Distributing Hitch - Max Tongue Wt.	1600 lbs
Fifth Wheel Hitch - Max Trailer Wt.	18380 lbs	Fifth Wheel Hitch - Max Tongue Wt.	4595 lbs
Maximum Trailering Capacity	20000 lbs		

Frame

Frame Type	Hydroformed	Sect Modulus Rails Only	N/A
Frame RBM	N/A	Frame Strength	N/A
Frame Thickness	N/A		

Suspension

Suspension Type - Front	Short/Long Arm	Suspension Type - Rear	Multi-Leaf Springs
Spring Capacity - Front	N/A	Spring Capacity - Rear	N/A
Axle Type - Front	N/A	Axle Type - Rear	N/A

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Chassis

Suspension

Axle Capacity - Front	N/A	Axle Capacity - Rear	N/A
Axle Ratio (:1) - Front	N/A	Axle Ratio (:1) - Rear	3.73
Shock Absorber Diameter - Front	51 mm	Shock Absorber Diameter - Rear	51 mm
Stabilizer Bar Diameter - Front	1.38 in	Stabilizer Bar Diameter - Rear	N/A

Tires

Front Tire Order Code	QF9	Rear Tire Order Code	QF9
Spare Tire Order Code	ZYG	Front Tire Size	LT275/65R20
Rear Tire Size	LT275/65R20	Spare Tire Size	LT275/70R18
Front Tire Capacity	N/A	Rear Tire Capacity	N/A
Spare Tire Capacity	N/A	Revolutions/Mile @ 45 mph - Front	N/A
Revolutions/Mile @ 45 mph - Rear	N/A	Revolutions/Mile @ 45 mph - Spare	N/A

Wheels

Front Wheel Size	20 x -TBD- in	Rear Wheel Size	20 x -TBD- in
Spare Wheel Size	18 x -TBD- in	Front Wheel Material	Aluminum
Rear Wheel Material	Aluminum	Spare Wheel Material	N/A

Steering

Steering Type	Pwr	Steering Ratio (:1), Overall	N/A
Steering Ratio (:1), On Center	N/A	Steering Ratio (:1), At Lock	N/A
Turning Diameter - Curb to Curb	52.7 ft	Turning Diameter - Wall to Wall	N/A

Brakes

Brake Type	Pwr	Brake ABS System	4-Wheel
Brake ABS System (Second Line)	N/A	Disc - Front (Yes or)	Yes
Disc - Rear (Yes or)	Yes	Front Brake Rotor Diam x Thickness	14.0 x 1.6 in
Rear Brake Rotor Diam x Thickness	14.1 x 1.3 in	Drum - Rear (Yes or)	N/A
Rear Drum Diam x Width	N/A		

Fuel Tank

Fuel Tank Capacity, Approx	36 gal	Aux Fuel Tank Capacity, Approx	N/A
----------------------------	--------	--------------------------------	-----

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Chassis

Fuel Tank

Fuel Tank Location	N/A	Aux Fuel Tank Location	N/A
--------------------	-----	------------------------	-----

Dimensions

Interior Dimensions

Passenger Capacity	6	Front Head Room	43.03 in
Front Leg Room	44.53 in	Front Shoulder Room	66.02 in
Front Hip Room	61.18 in	Second Head Room	40.12 in
Second Leg Room	43.4 in	Second Shoulder Room	65.3 in
Second Hip Room	60.24 in		

Exterior Dimensions

Wheelbase	158.94 in	Length, Overall w/o rear bumper	N/A
Length, Overall w/rear bumper	N/A	Length, Overall	250.04 in
Width, Max w/o mirrors	81.85 in	Height, Overall	79.82 in
Overhang, Front	N/A	Overhang, Rear w/o bumper	N/A
Front Bumper to Back of Cab	N/A	Cab to Axle	42.17 in
Cab to End of Frame	N/A	Ground to Top of Load Floor	N/A
Ground to Top of Frame	N/A	Frame Width, Rear	N/A
Ground Clearance, Front	10.12 in	Ground Clearance, Rear	10.12 in
Body Length	0.00 ft	Cab to Body	N/A

Cargo Area Dimensions

Cargo Box Length @ Floor	82.25 in	Cargo Box Width @ Top, Rear	N/A
Cargo Box Width @ Floor	71.4 in	Cargo Box Width @ Wheelhousings	51.85 in
Cargo Box (Area) Height	21 in	Tailgate Width	N/A
Cargo Volume	69.5 ft³	Ext'd Cab Cargo Volume	N/A

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N • C • S • D

Northstar Community Services District
900 Northstar Drive, Truckee, CA 96161
P: 530.562.0747 • F: 530.562.1505 • www.northstarcisd.org

Board of Directors

John Radanovich, President
Warren "Chip" Brown
Nancy Ives
Marilyn Forni
Michael "Spoon" Witherspoon

General Manager

Mike Geary, PE

AGENDA ITEM #10

Director Reports

There is no written report for this agenda item.



N.C.S.D.

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General Manager
Mike Geary, PE

General Manager's Report

DATE: August 20, 2025

TO: District Board Members

FROM: Mike Geary, General Manager

SUBJECT: General Manager's Report – For Information Only

BACKGROUND: The discussion section below provides information from the District's management on current projects and activities that are not the subject of a separate report. This report is prepared to provide new information and recent progress only.

DISCUSSION: The General Manager participated in the following meetings in the last month:

- Direct Reports – weekly with Fire Chief, Director of Finance & Administration Manager, and Director of Public Works.
- Vice President & General Manager at Northstar California Resort Tara Schoedinger
- Granite Peak Management – introduction to new property managers at the Village
- Utility Operations Manager Matt Ryan
- CFD / Mello Roos – multiple meetings with attorneys and consultants
- Monthly Board Meeting Prep – HRA Zangara, DPW Martin.
- District-wide lunch hosted by Admin and Fire Depts.
- Precision Partners - WEF ceramic filter emissions system
- Monthly Operations Management – DPW Martin, UOM Ryan, UOS Evans.
- Prospective Director of the Board – pre-appointment orientation
- Northstar California Resort Director of Golf Jarrett Bower – DPW Martin
- KCM / Schwab representatives – DFA Rosenthal
- Director Radanovich

- Human Resources Administrator / Secretary of the Board Zangara – Fire Code Adoption
- T-TSA Monthly General Managers Meeting
- Operations Dept. – lunch

ATTACHMENTS: N/A

DATE PREPARED: August 15, 2025



N•C•S•D

Northstar Community Services District
Northstar Fire Department
910 Northstar Drive, Truckee, CA 96161
P: 530.562.1212 • F: 530.562.0702 • www.northstarcسد.org

Board of Directors

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Nancy Ives
Marilyn Forni
Michael "Spoon" Witherspoon

General Manager

Mike Geary, PE

Fire Chief

Jason Gibeaut

DATE: August 4th, 2025
TO: District Board Members
FROM: Jason Gibeaut, Fire Chief
SUBJECT: Fire Chief's Report – For Information Only

BACKGROUND:

The section below provides information from the Fire Department on its current projects that are not the subject of a separate report. This report is formatted to provide new information and recent progress only.

OPERATIONS:

- Continue to research all viable means of additional revenue or cost-savings for NFD in preparation for sharing before the Board of Directors.
- NFD has begun charging newly adjusted mitigation fees.
- Our 2026 *draft* CA Fire Code with local amendments has been reviewed by our District's legal counsel. Additionally, a meeting was held to allow various stakeholders to provide feedback regarding the proposed changes.
- Eastern Placer County fire departments/districts are in the process of reviewing a *mutual aid assistance* agreement for emergency responses.
- NFD's "Elevator Emergencies" policy is under review to determine if and how dispatches for "non-emergencies" can be reduced.
- An introductory meeting was held with the newest management company within the Village.
- Attended a Lake Tahoe Regional Fire Chief's Association meeting to discuss and address issues mutually affecting our operations/services within the Northern Nevada/Lake Tahoe region.
- Work with OCC Health and NCSD Human Resources to edit NFD's Communicable Disease policy to more accurately capture procedures for firefighters to follow when they have been exposed.
- One Type 1 engine is being serviced.

PREVENTION:

- Except for The Ritz hotel, all Fire & Life Safety Inspections are now complete and brought into compliance.
- Placer County STR Defensible Space Inspections are continuing while *focused area* inspections have recently begun.
- Continued meetings with Eastern Placer Fire Prevention Officers to discuss fire code, local prevention measures and enforcement within the greater region.
- Continued meetings to review and discuss the upcoming California Fire Code and California Building Code adoption.
- Plan review and inspections for development within Northstar (tenant improvements, new construction and means of egress/ingress).
- Continued enforcement of fire suppression/prevention system's compliance within commercial buildings.
- Assisting stakeholders with fire and life safety concerns following incidents within the District. (Ritz Carlton Hotel, Mid Mountain Day Lodge, Gold Bend Condominiums) by testing fire protection systems and updating pre-plans to reflect the most current site and contact information.
- California Plans Examiner task book has been completed and will be submitted for State approval.
- Preparations for the International Code Council (ICC) test.

FUELS MANAGEMENT:

- Forest Fuels Reduction Work:
 - The 2025-2026 project season for forest fuels reduction is underway with milestones in place for the Fuels Management department.
Curbside-Pick-Up – Since June 2nd, 2025, the program has picked up and disposed of 863 cubic yards of green waste for Northstar property owners. None of the four eligible condominium associations chose to participate in the curbside pick-up program this year due to their annual clean-up day getting postponed. Historically, the Aspen Grove Condominium Association has participated. August 25th will be the final curbside pick-up session for the 2025 project season. To keep up on the statistics of the program, please see the link below: <https://fuelsmanagementhub.northstarcsd.org/pages/curbside-pickup>
 - Measure U – On July 7th, the awarded contractor, Summitt Forests, Inc., of Medford Oregon began project work in Vail Resorts (Trimont) and NPOA open space common areas within the 300' zone. The 16-person crew completed forest fuels reduction work treating 68.1 acres in 17-days, including two Saturday's. The project work completes the Northstar Property Owners Association's (NPOA) financial obligation for a 50% match while Vail Resorts (Trimont) will be the only remaining partner for Measure U in project year seven (7). Overall, project work was satisfactorily completed meeting the requirements for forest fuels reduction work.
 - CAL FIRE – Arevalo Tree and Defensible Space Services continues to be actively performing forest fuels reduction work with CAL FIRE (Wildfire Prevention) grant funding. The Arevalo crew has completed work on primary evacuation routes and areas of safe refuge. Project work has been completed providing a buffer around Northstar Drive, NCSD Utilities building, U.S. Highway 267, the lower portion of Highlands View Road and Ridgline Road. Additionally, the Arevalo crew enhanced the area of safe refuge at the Castle Peak Parking area. In between these project areas, dead/hazard trees have been targeted which has helped slow tree mortality from bark beetle attack. As a reminder, members of the community can request the Fuels Management department to evaluate the *health* of a conifer tree with the "Hazard Tree Tracking System" which is located on the Fuels Management Hub at : <https://fuelsmanagementhub.northstarcsd.org/>.
 - Truckee Tahoe Airport District (TTAD) – Elevated Tree Experts, was awarded the contract to treat 111-acres for acres identified as beyond 300' within open space common areas. Project work started near the United States Army Corps of Engineers (USACE) boundary to the west while working steadily eastward. A closeout report for the completed 2024-2025 TTAD HVR/Western Boundary Fuels Reduction Project was created. Scan the QR code with a phone to read a summary of the work performed (including before and after treatment photos):



Respectfully Submitted,
Jason Gibeaut
Northstar Fire Chief



N.C.S.D

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Board of Directors
Warren "Chip" Brown, President
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General Manager
Mike Geary

Public Works Report

DATE: August 20, 2025

TO: Board of Directors

FROM: Eric Martin, Director of Public Works

SUBJECT: Public Works Report – For Information Only

BACKGROUND: The updates below provide information on the District's public works services, projects, and programs that are not the subject of a separate report. This report is formatted to provide new information and recent progress only.

DISCUSSION:

- **Martis Valley Trail Segment 3F – C&D Contractors** is in their 3rd month of construction. Rockery wall construction, installation of drainage infrastructure, and bridge abutments construction are currently underway. The picnic area and overlook have been graded. Weekly progress meetings are being held in coordination with the contractor, consultant team, and Vail. A representative from the Lahontan Regional Water Quality Control Board performed a Stormwater Pollution Prevention Plan (SWPPP) inspection.
- **Wood Energy Facility**
 - **Design and Permitting:**
 - A California Environmental Quality Act (CEQA) Addendum has been drafted incorporating a single boiler system rather than a two boiler system, ceramic filtration emissions treatment, and added power generators. The Addendum is being presented for approval as a separate agenda item. If approved, a Placer County Use permit amendment will be pursued. A Placer County Air Pollution Control District permit amendment application has also been drafted and will be submitted once the CEQA addendum is approved.
 - Messersmith is progressing with production of the boiler system. Precision Partners is also in production of the ceramic filtration system.
 - PR design continues to coordinate with subconsultants to further design. Building elevations are being updated incorporating recent site design and equipment layout changes.
 - Organic Rankine Cycle (ORC) Power Generators: The ElectraTherm equipment purchase will be processed upon Liberty's service application approval.

○ **Regional Collaboration:**

- **DPW Martin presented the Wood Energy Facility at a Tahoe Truckee Community Foundation event hosting California Secretary of Business, Consumer Services, and Housing Tomiquia Moss, alongside Sacha Kergan, Deputy Secretary of Housing and Consumer Relations, and Annie Carney, Deputy Secretary of External Affairs. Their visit was part of a statewide effort to explore the unique housing challenges and solutions emerging in local communities across California.**
- **DPW Martin provided support to Meghan Lowry, Sugarbowl Sustainability Manager, in her efforts to prepare a grant application for Sugarbowl's Wood Energy Facility.**
- **DPW Martin was contacted by Palisades Tahoe to discuss a potential Wood Energy Facility at their resort.**
- **DPW Martin met with a Colorado State University graduate student assisting with a potential Wood Energy Facility at the Steamboat Ski Resort.**
- **Groundwater Management Plan – The Placer County Water Agency (PCWA) was last to adopt the Groundwater Management Plan on August 7th. GEI has drafted revisions to the GMP addressing many of the comments received at the PCWA and NCSD adoption hearings. PCWA is coordinating with Trout Unlimited representative Richard Anderson to schedule a review of the updated GMP.**
- **GM Geary and DPW Martin met with Jarrett Bower, Northstar's Director of Golf to discuss water usage.**
- **Operations Dept. Management staff continue to meet regularly to discuss succession planning for the department.**
- **DPW Martin hosted the University of Nevada, Reno: College of Engineering Summer Camp for an interactive discussion and tour of the Wood Energy Facility and Martis Valley Trail projects.**
- **Staff prepared and submitted direct charge tax roll submittals to receive payment for sewer and solid waste user fees as well as Measure E and Measure U assessments.**
- **DPW Martin and USW Dwyer met with California Bureau of Automotive Repair representative David Dawson who is helping agencies comply with vehicle emission testing program registration.**
- **Staff attended a meeting with Granite Peak Management representatives, who will now be managing several homeowner's associations in the Northstar Village.**

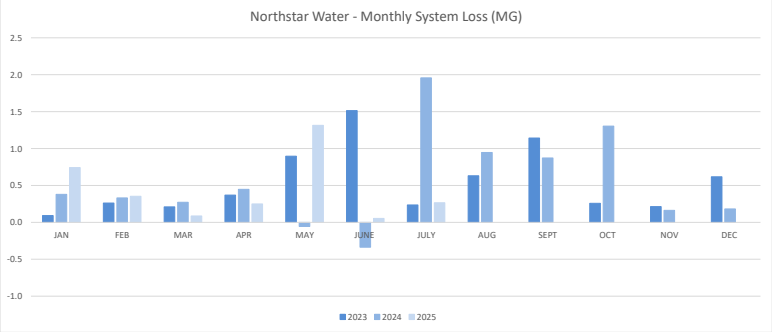
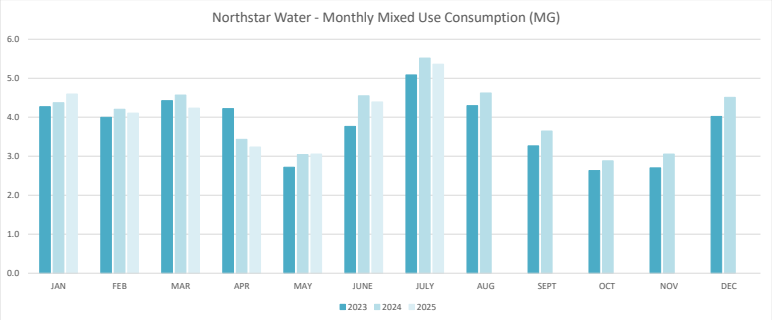
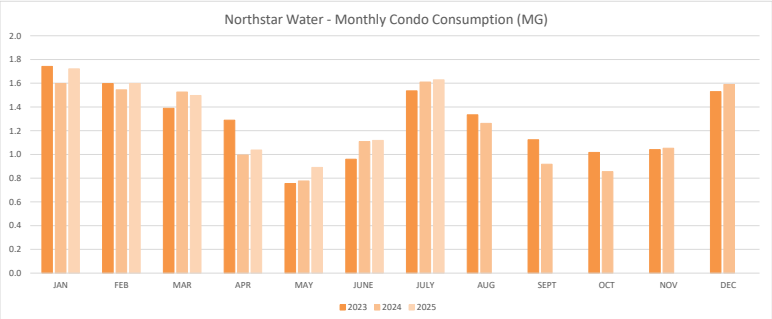
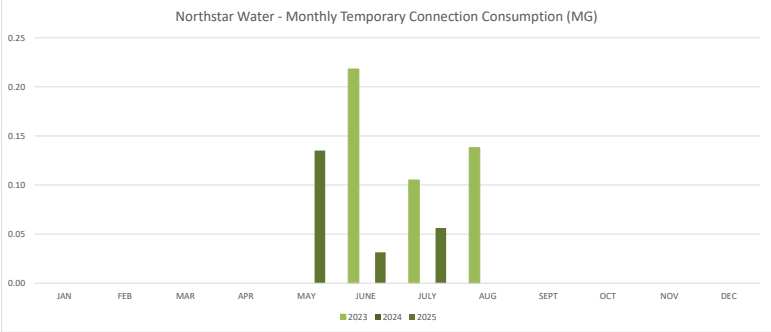
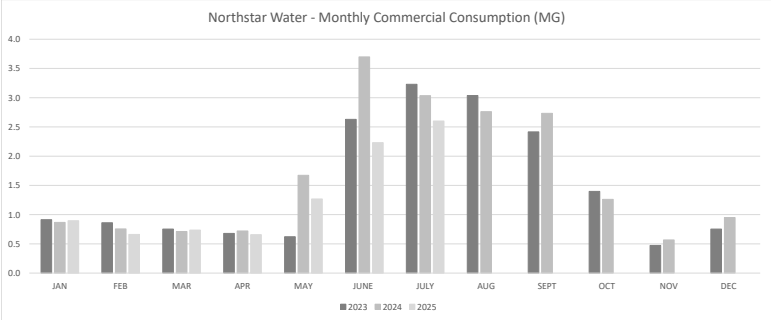
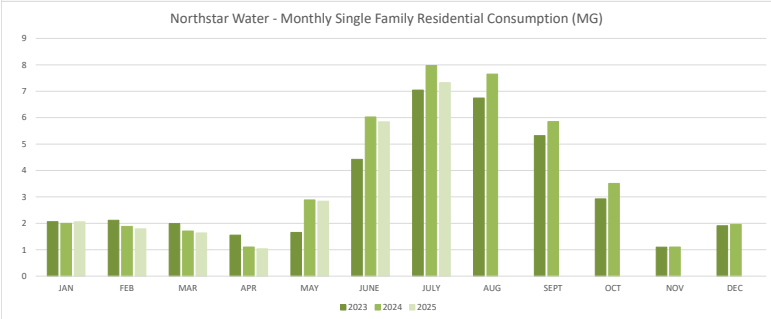
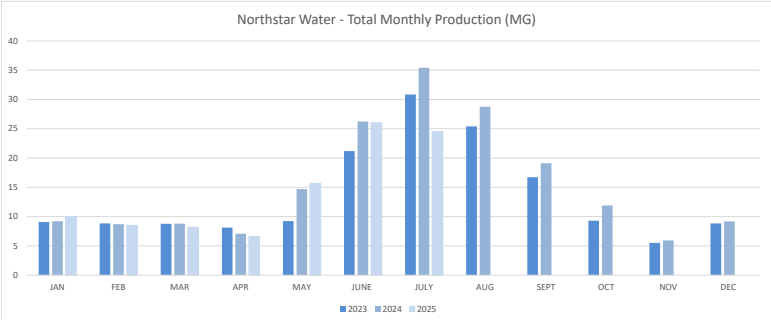
MONTHLY WATER DATA TABLE:

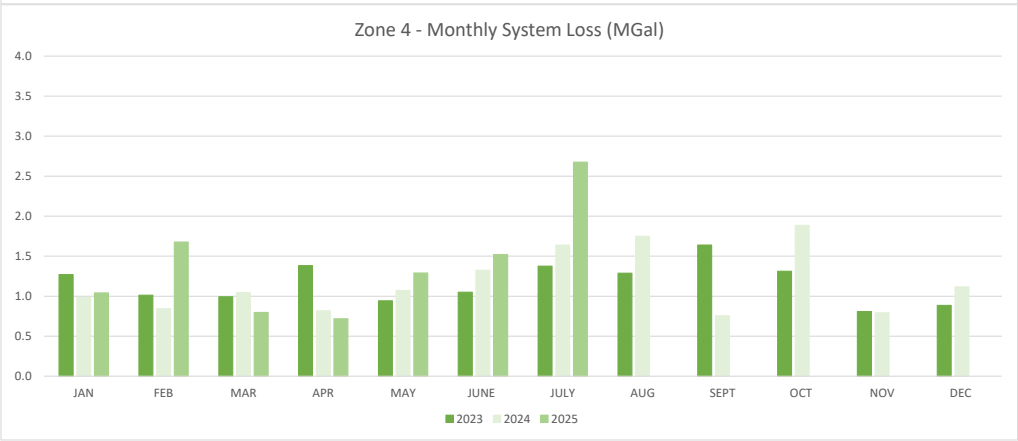
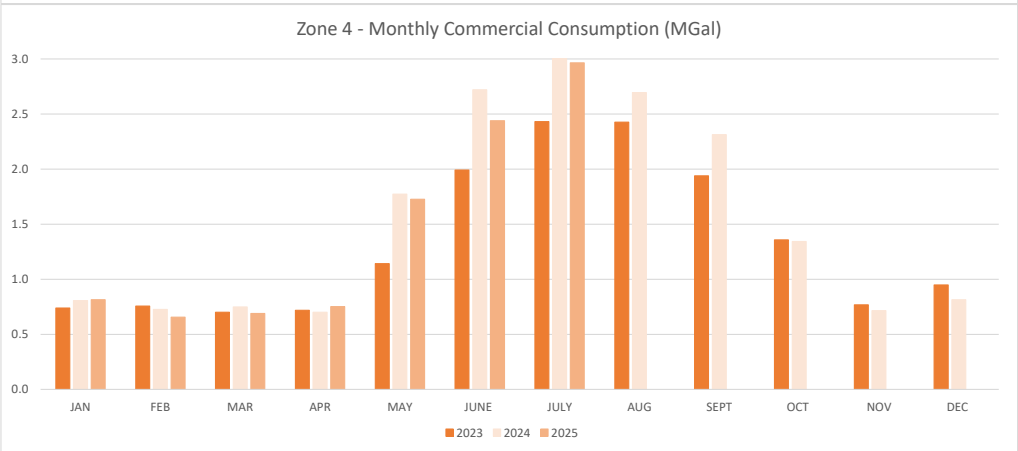
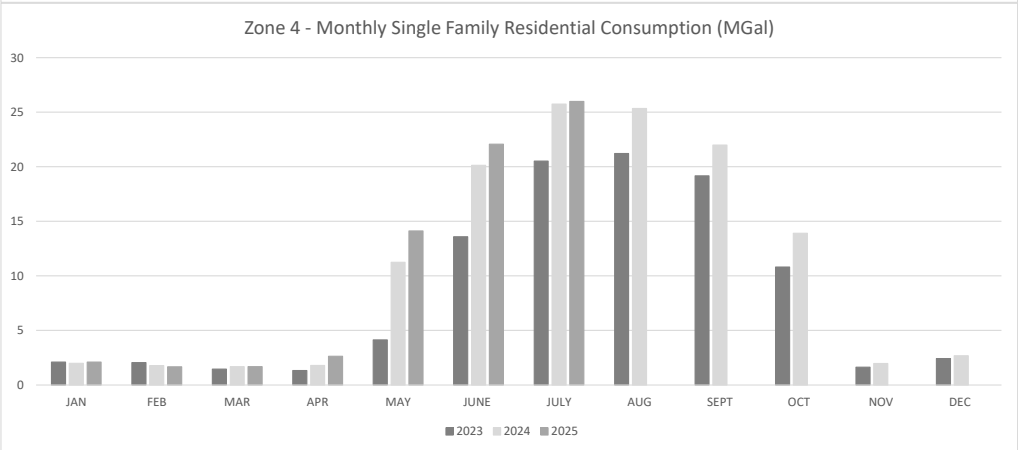
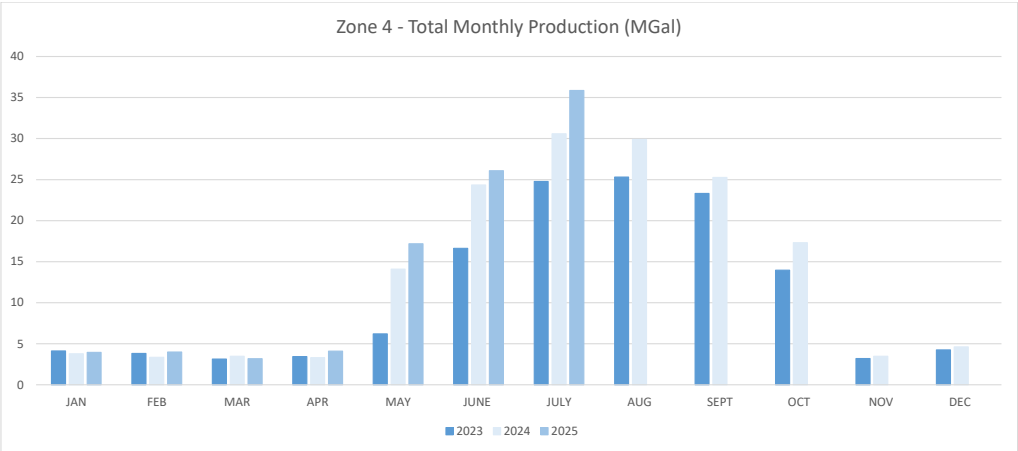
NWS Production and Pumping Data			
	July 2023	July 2024	July 2025
WTP Production	15.55 MG	17.03 MG	16.26 MG
TH1 Production	0.00 MG	5.94 MG	2.58 MG
TH2 Production	15.30 MG	12.44 MG	5.67 MG
TH1 Static Level / Pumping Level	1.7' / n/a	41.5' / n/a	24.1' / 41.6'
TH2 Static Level / Pumping Level	46.9' / 120.4'	45.4' / 111.6'	33.7' / 105.2'
Northstar Drive BPS	2.00 MG	3.05 MG	1.02 MG
Spring Collection & Storage Data			
Reservoir A Volume (180 AF Capacity)	175 AF (97%)	123 AF (68%)	131 AF (73%)
Reservoir A Elevation (Max = 6,985')	6,984.5'	6,978.5'	6,979.5'
Big Springs	585 GPM	460 GPM	405 GPM
Sawmill Flat	235 GPM	56 GPM	56 GPM
Maximum Storage in Tanks = 3.6 MG	3.1 MG	2.0 MG	2.4 MG

MVWS Production and Pumping Data			
	July 2023	July 2024	July 2025
Well 1 Production	13.54 MG	0.00 MG	18.71 MG
Well 2 Production	12.24 MG	12.63 MG	12.49 MG
Well 3 Production	0.00 MG	6.95 MG	4.66 MG
Well 1 Static Level / Pumping Level	179.8' / 219.6'	188.2' / n/a	214.5' / 254.3
Well 2 Static Level / Pumping Level	175.8' / 233.3'	179.3' / 243.6'	207.7' / 262.9'
Well 3 Static Level / Pumping Level	260.3' / n/a	284.6' / 400.1'	286.6' / 405.6'

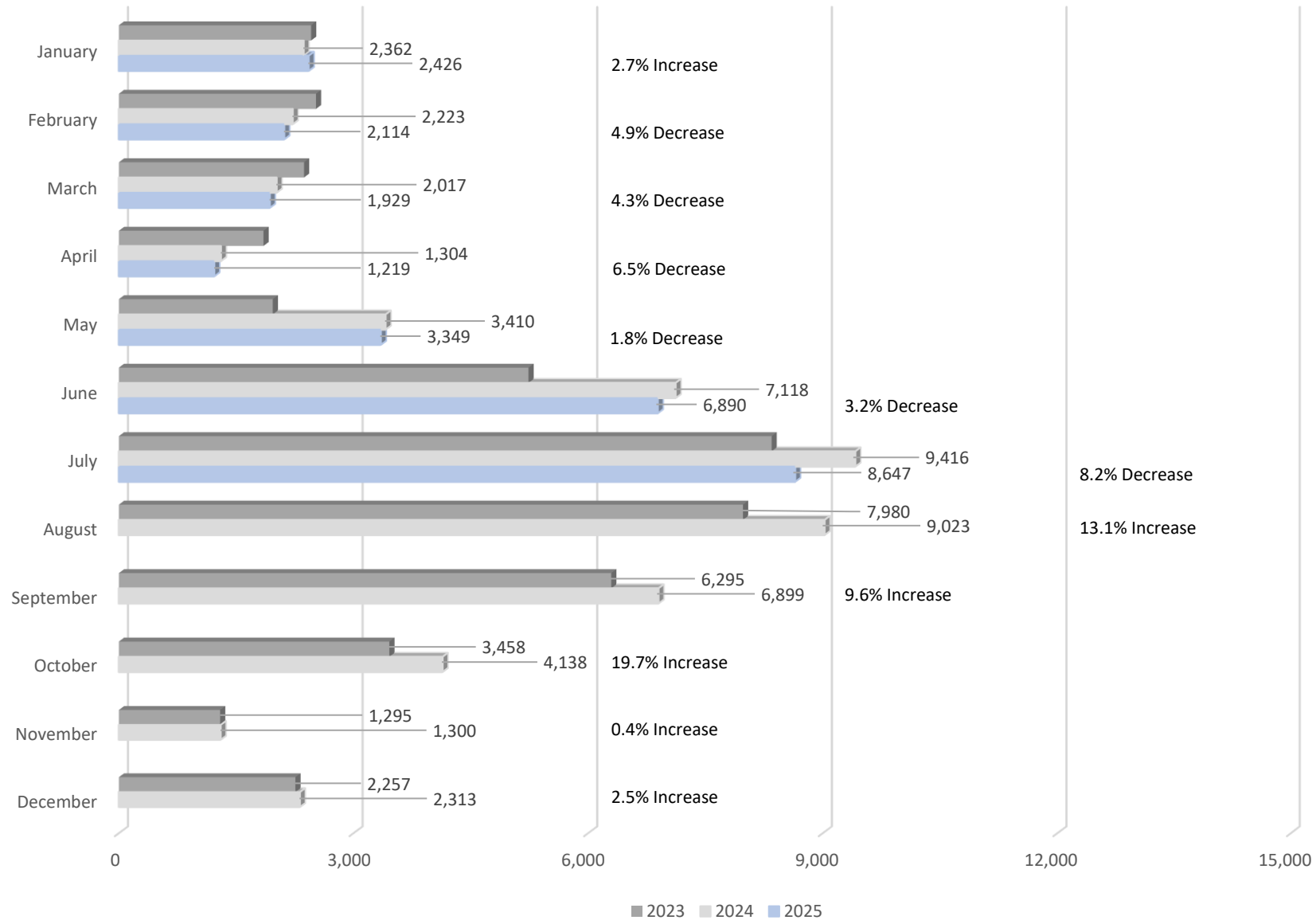
DATE PREPARED: August 11, 2025**ATTACHMENTS:**

1. Water System Production and Consumption Trends

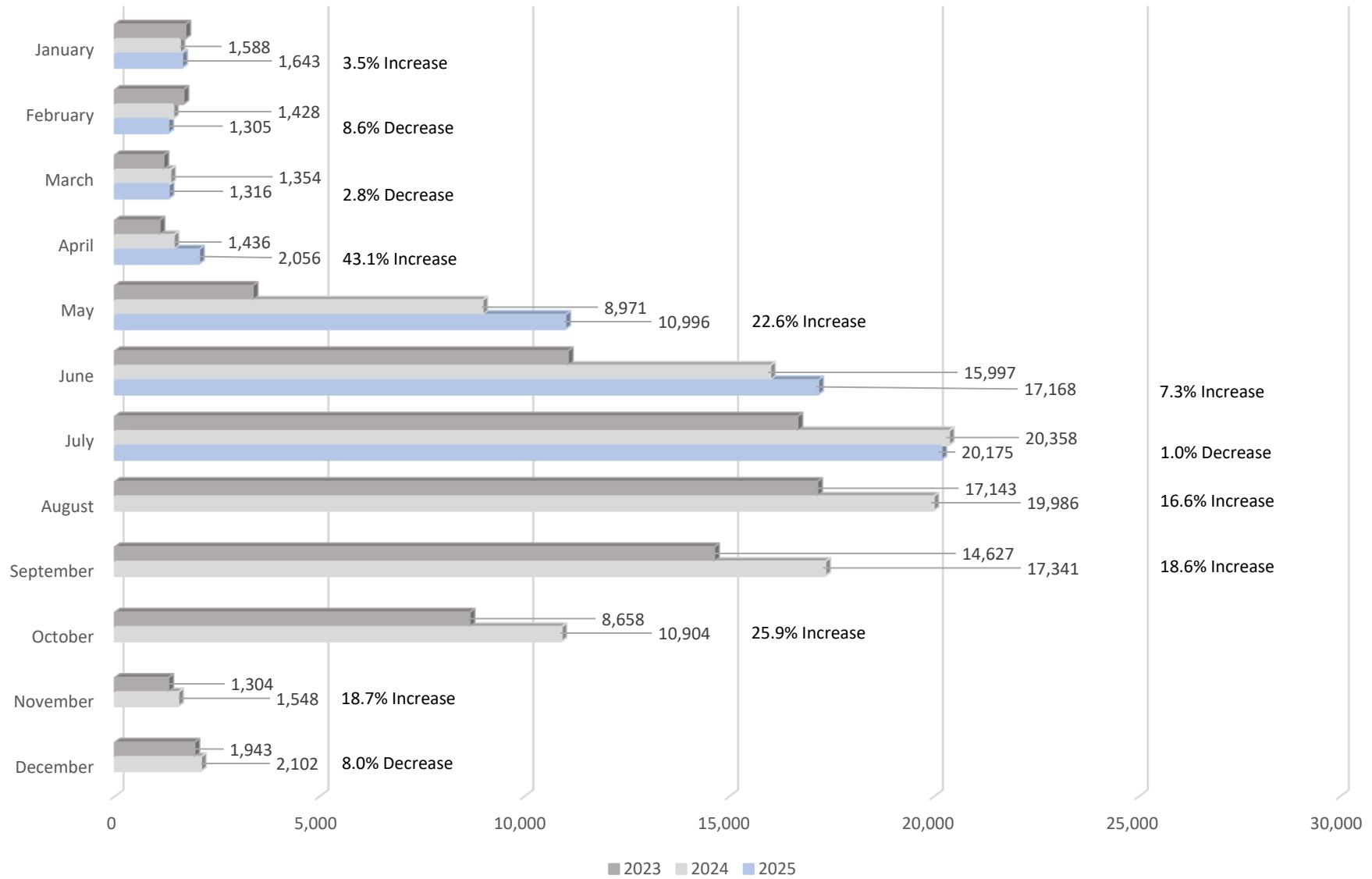




Northstar Water System Average SFR Monthly Consumption (Gallons)



Zone 4 Water System Average SFR Monthly Consumption (Gallons)



Calendar for NCSD 2025

JANUARY	FEBRUARY	MARCH
	<ul style="list-style-type: none"> • 2nd Quarter Financial Reporting • Public Hearing GMP update • Anti-harassment Training 	<ul style="list-style-type: none"> • File Form 700 by April 1 • Union Negotiations for Operations MOU Open
APRIL	MAY	JUNE
<ul style="list-style-type: none"> • Budget Timeline Review • Ethics Training 	<ul style="list-style-type: none"> • Preliminary Draft Budget – Key Data Presentation • 3rd Quarter Financial Reporting 	<ul style="list-style-type: none"> • Approve FY2025/2026 Budget • Resolutions for user fees on tax rolls • Reserve Schedule A & B • Resolution to place delinquent Water charges on the Tax Roll • Public Hearing GMP adoption
JULY	AUGUST	SEPTEMBER
<ul style="list-style-type: none"> • Budget needs to be in place • ACES Game - TBD 		<ul style="list-style-type: none"> • 4th Quarter Financial Reporting
OCTOBER	NOVEMBER	DECEMBER
	<ul style="list-style-type: none"> • 1st Quarter Financial Reporting • Measure U Annual Fiscal Report • Anti-Harassment Training 	<ul style="list-style-type: none"> • Nomination of Board Officers for 2026 • FY 2024-25 external audit presentation • District Holiday Party – TBA

***Tentative**

BOARD ATTENDANCE CALENDAR - 2025

JANUARY	FEBRUARY	MARCH
<ul style="list-style-type: none">Ives Not Attending		
APRIL	MAY	JUNE
JULY	AUGUST	SEPTEMBER
OCTOBER	NOVEMBER	DECEMBER

NCSA Acronym Listing

<u>Acronym</u>	<u>Definition</u>
ACOE	Army Corps of Engineers
ACWA	Association of California Water Agencies
ADP	Additional Discretionary Payment
AMR	Automatic Meter Reading
AWWA	American Water Works Association
BMP	Best Management Practices
BMS	Business Management System
BPS	Booster Pump System
CalPERS	California Public Employees' Retirement System
CAMCO	Condominium Association Management Company
CEPPT	California Employers' Pension Prefunding Trust
CC&Rs	Covenants, Conditions and Restrictions
CEQA	California Environmental Quality Act
CFD	Community Facilities District (Mello-Roos)
CIP	Capital Improvement Plan
CMMS	Computerized Maintenance Management System
COLA	Cost of Living Adjustment
CSA	County Service Area
CSDA	California Special Districts Association
CPUC	California Public Utilities Commission
CWPP	Community Wildfire Protection Plan
CY	Current Year or Calendar Year
DE	District Engineer
DFA	Director of Finance & Administration
DIP	Debtor in Possession
EDU	Equivalent Dwelling Unit
EVA	Emergency Vehicle Access
EWP	East West Partners
FASB	Financial Accounting Standards Board
FOG	Fats, Oil, and Grease
FSE	Food Service Establishment
FY	Fiscal Year
FYE	Fiscal Year End
GAP	Generally Accepted Accounting Principles
GASB	Governmental Accounting Standards Board
GPM	Gallons per Minute
GWMP	Groundwater Management Plan
HHC	Highlands Hotel Company
HRA	Health Reimbursement Arrangement or Human Resources Administrator
HVR	Highlands View Road
IT	Information Technology
JPA	Joint Powers Authority
LAFCO	Local Agency Formation Commission
LAIF	Local Agency Investment Fund
Lahontan	Lahontan Regional Water Quality Control Board

NCSD Acronym Listing

MCL	Maximum Contaminant Level
MOU	Memorandum of Understanding
MVWS	Martis Valley Water System (aka ZONE 4)
NCSD	Northstar Community Services District
NWS	Northstar Water System
NEPA	National Environmental Policy Act
NLTRA	North Lake Tahoe Resort Association
NMMA	Northstar Mountain Master Association
NMP	Northstar Mountain Properties
NPOA	Northstar Property Owners Association
NTPUD	North Tahoe Public Utility District
O&M	Operations and Maintenance
OPEB	Other Post-Employment Benefits
PCMP	Pension Cost management Policy
PCWA	Placer County Water Agency
PEPRA	Public Employees' Pension Reform Act
PERF	Public Employees' Retirement Fund
POUs	Public Owned Utilities
PRD	Permanent Road Division
RFP	Request for Proposal
RMA	Rate and Method of Apportionment
SAS	Statement on Auditing Standards
SCADA	Supervisory Control and Data Acquisition
SCBA	Self Contained Breathing Apparatus (Air Tanks)
SEP	Supplemental Environmental Project
SOW	Scope of Work
SSMP	Sewer System Management Plan
SVPSD	Squaw Valley Public Service District
TCPUD	Tahoe City Public Utility District
TDPUD	Truckee Donner Public Utility District
TLC	Trimont Land Company
TOT	Transient Occupancy Tax
TROA	Truckee River Operating Agreement
TSD	Truckee Sanitary District
TTSA	Tahoe Truckee Sanitation Agency
TTSD	Tahoe Truckee Sierra Disposal
UOM	Utility Operations Manager
UAL	Unfunded Accrued Liability
VE	Value Engineering
VTM	Vesting Tentative Map
WTP	Water Treatment Plant
WUI	Wildland Urban Interface
ZONE4	PCWA nomenclature for Martis Camp, Schaffer's Mill, Lahontan, and adjacent communities