



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

General Manager

Mike Geary, PE

NORTHSTAR COMMUNITY SERVICES DISTRICT NOTICE OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS

DATE: SEPTEMBER 24, 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/81778159376?pwd=BpZSwaLWKxSQWFc0g6lWRZYbb26vrs.1>

Meeting ID: 817 7815 9376, Password 036925 or dial by telephone 1-669-900-6833 using access code #81778159376.

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. August 20, 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. Department of the Army – Easement for Pipeline Right of Way – Discussion – **Action** (DPW Martin)
6. Adoption of Proposed Ordinance 40-25 Establishing Fire Department Fee Schedules - Discussion – **Action** (Chief Gibeaut)

7. Resolution 25-16 “A Resolution Setting Forth Findings to Amend 2025 California Fire Code Adoption” – Discussion – Action (FPO Olk)
8. Introduction of proposed Ordinance 41-25, “An Ordinance amending and adopting the 2025 edition of the California Building Standards Code (Title 24, California Code of Regulations), Part 9 (2025 California Fire Code) and Appendices; and repealing Ordinance No. 39-22 of the Northstar Community Services District and all other ordinances and parts of ordinances in conflict therewith.” – Discussion – Action (FPO Olk)
 - 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 the summary of the ordinance, and (3) that the District Board Secretary and General Counsel are designated to prepare and publish the summary.

DIRECTOR REPORTS

9. 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

10. General Manager’s Report – Geary – Discussion
11. Fire Department’s Report – Gibeaut – Discussion
12. Public Works Report – Martin/Evans – Discussion
13. Finance and Administration Report – 4th Quarter Financials – Rosenthal - 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. August 20, 2025 Regular Meeting Minutes
- b. Approval of Claims and Demands – Paid and Unpaid



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Michael "Spoon" Witherspoon

General Manager

Mike Geary, PE

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS AUGUST 20, 2025 – 9:00 A.M. 900 NORTHSTAR DRIVE

President Radanovich called the meeting to order at 9:00 A.M. Wednesday, August 20, 2025. The Pledge of Allegiance and roll call followed.

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

DIRECTORS ABSENT: **Witherspoon**

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

OTHERS PRESENT: **Tim Fulton, Jerusha Hall, Austin Cho, Dan Cox**

PUBLIC COMMENT

There was no public comment.

CONSENT CALENDAR

Director Brown moved to approve the following consent calendar items:

- a. July 16, 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, and Radanovich. Noes: None. Abstain: None. Absent: Witherspoon.

RECURRING BUSINESS

NORTHSTAR PROPERTY OWNERS ASSOCIATION (NPOA) UPDATE

Tim Fulton provided the following report for NPOA:

- NPOA board meeting and annual dinner was held August 16
- Annual Labor Day Meeting and Election August 30
- NPOA board meeting to select officers for the new board scheduled for September 2
- Regular NPOA board meeting to approve the budget scheduled for October 18
- Fall projects include plastering and tiling the lap pool and covered spa, and boiler replacement

NORTHSTAR CALIFORNIA/VAIL UPDATE

Jerusha Hall provided the following report for Northstar California/Vail:

- Kings Beach Park and Ride has been well used
- Golf Course has had a great summer, well booked
- The Mountain Bike Park has seen record numbers in 2025
- No large capital projects in the works
- Working with Arevalo on defensible space work

TAHOE-TRUCKEE SANITATION AGENCY (T-TSA) UPDATE

General Manager (GM) Mike Geary provided the Board with the following report for T-TSA:

- T-TSA provided District staff with a summary of their recent board meeting
- GM Geary stated the District has long held interest in becoming a member agency and thought it would be beneficial for the Board to be more familiar with their meetings and business.
- GM Geary reviewed the difference between being a member agency and a customer and provided a brief history on why the District is not already a member agency.
- President Radanovich proposed continuing to include the report from T-TSA

NEW BUSINESS

PLACER LAFCO ALTERNATE SPECIAL DISTRICT REPRESENTATIVE SELECTION

Secretary of the Board (SotB) Julie Zangara stated the Placer County Local Agency Formation Commission (LAFCO) notified the District of a voting period to select an Alternate Special District Representative. In total, LAFCO received five candidate nominations. Additionally, Scott Wilson of T-TSA contacted the District and directly provided a resume requesting the District consider selecting him as the alternate. Mr. Wilson is the only candidate from the local region.

Director Forni moved to select Scott Wilson as the Placer LAFCO Alternate Special District Representative. Director Brown seconded; roll call was taken. Yes: Directors Brown, Forni, Ives, and Radanovich. Noes: None. Abstain: None. Absent: Witherspoon. The motion carried.

WOOD ENERGY FACILITY – SECOND ADDENDUM TO THE MITIGATED NEGATIVE DECLARATION

Director of Public Works (DPW) Eric Martin stated Dudek drafted a second addendum to the District's Wood Energy System Mitigated Negative Declaration to address the Wood Energy Facility (WEF) project modifications including the replacement of the emissions equipment to ceramic filtration technology, installation of a single, two-megawatt boiler instead of two one-megawatt boilers, and addition of power generation equipment. Staff is requesting the Board adopt the addendum so that a notice of determination may be filed with the state clearinghouse and the Placer County Clerk.

Director Brown moved to approve the Wood Energy Facility – Second Addendum to the Mitigated Negative Declaration. Director Ives seconded; roll call was taken. Yes: Directors Brown, Forni, Ives, and Radanovich. Noes: None. Abstain: None. Absent: Witherspoon. The motion carried.

CORPORATE YARD VEHICLE CHARGERS

DPW Martin said the District received a grant in October of 2024 from the Placer County Air Pollution Control District (PCAPCD) providing significant funding for car chargers. The District subsequently filed an application with Liberty Utilities to provide the utility side of a new power service for the chargers. Liberty recently approved the grant and provided an agreement to install the new dedicated power service. The District's operations department staff will perform earthwork for the customer-side installation. Staff is seeking approval of the Liberty Utilities Electric Vehicle Service Extension Agreement and authorization for staff to proceed with electrical vehicle chargers purchases and services for an amount of \$105,856, with \$44,504 to be reimbursed by the PCAPCD grant. In total NCSD is expected to pay \$61,352.

Director Brown moved to approve the Corporate Yard Vehicle Chargers. Director Ives seconded; roll call was taken. Yes: Directors Brown, Forni, Ives, and Radanovich. Noes: None. Abstain: None. Absent: Witherspoon. The motion carried.

INTRODUCTION OF PROPOSED ORDINANCE 40-25 ESTABLISHING FIRE DEPARTMENT FEE SCHEDULES

Fire Chief Jason Gibeaut stated the Northstar Fire Department (NFD) 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 reasonable borne by the District. The NFD is seeking to update the fee schedule to more accurately reflect the cost of any service for which the fee is charged. Changes to fee schedules are made via ordinance and require a formal introduction of the Ordinance to the Board and public. After consideration of a motion to waive further reading of the ordinance, the Board may direct counsel to draft a summary of the ordinance for publication, and the SotB to publish said summary per the requirements of Government Code Section 25124.

Director Ives moved to waive further reading of Proposed Ordinance 40-25 Establishing Fire Department Fee Schedules and Designated the District Secretary and General Counsel to Prepare and Publish the Summary Meeting Requirements of Government Code Section 25124. Director Brown seconded; roll call was taken. Yes: Directors Brown, Forni, Ives, and Radanovich. Noes: None. Abstain: None. Absent: Witherspoon. The motion carried.

APPROVAL TO PURCHASE A NEW NORTHSTAR FIRE DEPARTMENT VEHICLE

Chief Gibeaut stated the NFD is seeking Board approval to replace one of its current utility vehicles routinely used by the NFD's Chief. The vehicle in question has experienced mechanical issues and two independent mechanics have stated the engine needs to be replaced. The NFD seeks to replace its vehicles every 10 to 15 years and the vehicle scheduled to be replaced was manufactured in 2009/2010. The capital purchase of the replacement vehicle has been budgeted for Fiscal Year 2025-26. The cost and outfitting of the vehicle are not expected to exceed the cost budgeted. A state contract is available for a Chevrolet Silverado 2500 Pickup through Winner Chevrolet, who won the government bid for the vehicle.

Director Forni moved to approve the Purchase a New Northstar Fire Department Vehicle for an amount not to exceed \$100,000. Director Ives seconded; roll call was taken. Yes: Directors Brown, Forni, Ives, and Radanovich. Noes: None. Abstain: None. Absent: Witherspoon. The motion carried.

DIRECTOR REPORTS

There was no update for this agenda item.

GENERAL MANAGER'S REPORT – GEARY

GM Geary provided the following report:

- Met with the new Vail General Manager to detail the District's relationship with the resort
- Met with the new Northstar Village property management company, Granite Peak
- Spoke with potential new Directors for the Board about what holding a seat entails
- Met with the director of the Northstar Golf Course to discuss water supply and distribution needs

FIRE DEPARTMENT – GIBEAUT

Chief Gibeaut provided the following report:

- Fire Prevention Officer (FPO) Brandon Olk is diligently working on the update to the Fire Code along with three other regional fire departments.
- Decrease in staffing due to fiscal constraints is causing Station 32 to be closed more frequently.
- Commendation ceremony held to honor the young resident who called 911 which helped lead to the apprehension of the suspected arsonist.
- President Radanovich, GM Geary, and Chief Gibeaut received a letter from a resident stating the NFD's efforts recently saved his life during a cardiac event.

PUBLIC WORKS REPORT – MARTIN/EVANS

DPW Martin and Utilities Operations Supervisor (UOS) Shaun Evans provided the following report:

- DPW Martin stated the transition from Utility Operations Manager (UOM) Matt Ryan to UOS Evans is well underway. UOS Evans was reintroduced to the Board.
- UOS Evans provided the Board with his background of working for the District
- Operations crew is working on trail maintenance following recent wave of storms
- Northstar Water System Well production in July was decreased due to the Golf Course using much of their own water.
- Bridge abutments for Martis Valley Trail Segment 3F are currently being constructed

CLOSED SESSION PURSUANT TO AGENDA ITEMS 14 THROUGH 16 – 10:36 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
- Personnel Matters (Government Code Section §54957(b)(1)). Public Employee Performance Evaluation - Position Title: General Manager

REGULAR MEETING RESUMED – 11:50 A.M.

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

ADJOURNMENT:

The meeting adjourned at 11:51 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: September 24, 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: September 15, 2025

Accounts Payable

Checks by Date - Detail by Vendor Number

User: aimeer@northstarcsd.org
Printed: 9/15/2025 12:00 PM



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Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Void Checks	Check Amount
ACH	AT&02 08/05/2025	AT&T Internet and phone Schaffer Mill Pump Station 0	08/27/2025		224.37
Total for this ACH Check for Vendor AT&02:				0.00	224.37
Total for Vendor AT&02 (AT&T):				0.00	224.37
Report Total (1 checks):				0.00	224.37

Accounts Payable

Checks by Date - Detail by Vendor Number

User: aimeer@northstarcisd.org
Printed: 9/15/2025 2:17 PM



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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	09/03/2025		
	08/20/2025	Retirement payment for PP#17 - EFT 08/19/202:			1,319.06
	08/20/2025	Retirement payment for PP#17 - EFT 08/19/202:			1,216.44
	08/20/2025	Retirement payment for PP#17 - EFT 08/19/202:			2,050.99
	08/20/2025	Retirement payment for PP#17 - EFT 08/19/202:			2,569.91
	08/20/2025	Retirement payment for PP#17 - EFT 08/19/202:			6,047.74
	08/20/2025	Retirement payment for PP#17 - EFT 08/19/202:			468.77
	08/20/2025	Retirement payment for PP#17 - EFT 08/19/202:			1,174.82
	08/20/2025	Retirement payment for PP#17 - EFT 08/19/202:			21,270.54
	08/20/2025	Retirement payment for PP#17 - EFT 08/19/202:			285.88
	08/20/2025	Retirement payment for PP#17 - EFT 08/19/202:			5,907.90
	08/20/2025	Retirement payment for PP#17 - EFT 08/19/202:			9,797.69
	08/20/2025	Retirement payment for PP#17 - EFT 08/19/202:			2,544.22
	08/20/2025	Retirement payment for PP#17 - EFT 08/19/202:			1,383.86
Total for this ACH Check for Vendor CAL11:				0.00	56,037.82
ACH	CAL11	CalPERS RETIREMENT FUND	09/17/2025		
	09/04/2025	Retirement payment for PP#18 - EFT 09/03/202:			2,569.92
	09/04/2025	Retirement payment for PP#18 - EFT 09/03/202:			21,278.65
	09/04/2025	Retirement payment for PP#18 - EFT 09/03/202:			1,216.45
	09/04/2025	Retirement payment for PP#18 - EFT 09/03/202:			1,319.06
	09/04/2025	Retirement payment for PP#18 - EFT 09/03/202:			5,902.33
	09/04/2025	Retirement payment for PP#18 - EFT 09/03/202:			468.77
	09/04/2025	Retirement payment for PP#18 - EFT 09/03/202:			285.88
	09/04/2025	Retirement payment for PP#18 - EFT 09/03/202:			9,805.65
	09/04/2025	Retirement payment for PP#18 - EFT 09/03/202:			2,050.99
	09/04/2025	Retirement payment for PP#18 - EFT 09/03/202:			1,174.81
	09/04/2025	Retirement payment for PP#18 - EFT 09/03/202:			6,047.75
	09/04/2025	Retirement payment for PP#18 - EFT 09/03/202:			1,378.43
	09/04/2025	Retirement payment for PP#18 - EFT 09/03/202:			2,544.22
Total for this ACH Check for Vendor CAL11:				0.00	56,042.91
Total for Vendor CAL11 (CalPERS RETIREMENT FUND):				0.00	112,080.73
Report Total (2 checks):				0.00	112,080.73

Accounts Payable

Checks by Date - Detail by Vendor Number

User: aimeer@northstarcisd.org
Printed: 9/15/2025 2:18 PM



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Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Void Checks	Check Amount
ACH	CAL12	CalPERS HEALTHCARE	09/17/2025		
	09/04/2025	Healthcare - Sep 2025 - EFT 09/03/2025			3,723.15
	09/04/2025	Healthcare - Sep 2025 - EFT 09/03/2025			1,043.00
	09/04/2025	Healthcare - Sep 2025 - EFT 09/03/2025			21,914.88
	09/04/2025	Healthcare - Sep 2025 - EFT 09/03/2025			34,238.85
	09/04/2025	Retiree OPEB - Sep 2025 - EFT 09/03/2025			318.06
	09/04/2025	Healthcare - Sep 2025 - EFT 09/03/2025			5,274.69
	09/04/2025	Retiree OPEB - Sep 2025 - EFT 09/03/2025			159.03
	09/04/2025	Retiree OPEB - Sep 2025 - EFT 09/03/2025			954.18
	09/04/2025	Healthcare - Sep 2025 - EFT 09/03/2025			71.00
	09/04/2025	Healthcare - Sep 2025 - EFT 09/03/2025			11,363.78
Total for this ACH Check for Vendor CAL12:				0.00	79,060.62
ACH	CAL12	CalPERS HEALTHCARE	08/27/2025		
	08/13/2025	Healthcare - Aug 2025 - EFT 08/05/2025			5,274.69
	08/13/2025	Healthcare - Aug 2025 - EFT 08/05/2025			34,238.85
	08/13/2025	Healthcare - Aug 2025 - EFT 08/05/2025			21,914.88
	08/13/2025	Healthcare - Aug 2025 - EFT 08/05/2025			1,043.00
	08/13/2025	Healthcare - Aug 2025 - EFT 08/05/2025			11,363.78
	08/13/2025	Retiree OPEB - Aug 2025 - EFT 08/05/2025			318.06
	08/13/2025	Healthcare - Aug 2025 - EFT 08/05/2025			71.00
	08/13/2025	Healthcare - Aug 2025 - EFT 08/05/2025			3,723.15
	08/13/2025	Retiree OPEB - Aug 2025 - EFT 08/05/2025			954.18
	08/13/2025	Retiree OPEB - Aug 2025 - EFT 08/05/2025			159.03
Total for this ACH Check for Vendor CAL12:				0.00	79,060.62
Total for Vendor CAL12 (CalPERS HEALTHCARE):				0.00	158,121.24
Report Total (2 checks):				0.00	158,121.24

Accounts Payable

Checks by Date - Detail by Vendor Number

User: aimeer@northstarcisd.org
Printed: 9/15/2025 12:01 PM



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Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Void Checks	Check Amount
ACH	CAL21 09/02/2025	CalPERS ADMINISTRATION Fee for GASB-68 reports and schedules - EFT 01	09/10/2025		700.00
Total for this ACH Check for Vendor CAL21:				0.00	700.00
Total for Vendor CAL21 (CalPERS ADMINISTRATION):				0.00	700.00
Report Total (1 checks):				0.00	700.00

Accounts Payable

Checks by Date - Detail by Vendor Number

User: aimeer@northstarcisd.org
Printed: 9/15/2025 2:20 PM



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Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Void Checks	Check Amount
ACH	DEL05 591351558	DE LAGE LANDEN FINANCIAL SERVI Copier lease - Admin bldg - Aug 2025 - EFT 09/	09/10/2025		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

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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	NAT04	NATIONWIDE TRUST COMPANY	09/03/2025		
	08/18/2025	Employer contribution to PEHP - PP#17 - EFT 0			1,100.00
	08/18/2025	Employer contribution to PEHP - PP#17 - EFT 0			200.00
	08/18/2025	Employee contribution to PEHP - PP#17 - EFT 0			200.00
	08/18/2025	Employee contribution to PEHP - PP#17 - EFT 0			1,300.00
	08/18/2025	Employee contribution to PEHP - PP#17 - EFT 0			2,075.00
	08/18/2025	Employee contribution to PEHP - PP#17 - EFT 0			800.00
	08/18/2025	Employer contribution to PEHP - PP#17 - EFT 0			800.00
	08/18/2025	Employer contribution to PEHP - PP#17 - EFT 0			200.00
	08/18/2025	Employer contribution to PEHP - PP#17 - EFT 0			2,075.00
Total for this ACH Check for Vendor NAT04:				0.00	8,750.00
ACH	NAT04	NATIONWIDE TRUST COMPANY	09/17/2025		
	09/02/2025	Employee contribution to PEHP - PP#18 - EFT 0			2,075.00
	09/02/2025	Employee contribution to PEHP - PP#18 - EFT 0			800.00
	09/02/2025	Employer contribution to PEHP - PP#18 - EFT 0			200.00
	09/02/2025	Employer contribution to PEHP - PP#18 - EFT 0			2,075.00
	09/02/2025	Employer contribution to PEHP - PP#18 - EFT 0			800.00
	09/02/2025	Employer contribution to PEHP - PP#18 - EFT 0			1,100.00
	09/02/2025	Employer contribution to PEHP - PP#18 - EFT 0			200.00
	09/02/2025	Employee contribution to PEHP - PP#18 - EFT 0			200.00
	09/02/2025	Employee contribution to PEHP - PP#18 - EFT 0			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	17,500.00
Report Total (2 checks):				0.00	17,500.00

Accounts Payable

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User: aimeer@northstarcsd.org
Printed: 9/15/2025 2:23 PM



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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	09/03/2025		
	08/25/2025	HRA Disbursement 2 - Aug 2025 - EFT 08/22/20			1,237.87
	08/25/2025	HRA Disbursement 2 - Aug 2025 - EFT 08/22/20			405.75
	08/25/2025	HRA Disbursement 2 - Aug 2025 - EFT 08/22/20			2,344.21
Total for this ACH Check for Vendor NAV01:				0.00	3,987.83
ACH	NAV01	NAVIA BENEFIT SOLUTIONS INC	08/27/2025		
	08/13/2025	HRA Disbursement 1 - Aug 2025 - EFT 08/07/20			1,456.91
	08/13/2025	HRA Disbursement 1 - Aug 2025 - EFT 08/07/20			820.98
	08/13/2025	HRA Disbursement 1 - Aug 2025 - EFT 08/07/20			2,127.76
	08/13/2025	HRA Disbursement 1 - Aug 2025 - EFT 08/07/20			981.56
Total for this ACH Check for Vendor NAV01:				0.00	5,387.21
Total for Vendor NAV01 (NAVIA BENEFIT SOLUTIONS INC):				0.00	9,375.04
Report Total (2 checks):				0.00	9,375.04

Accounts Payable

Checks by Date - Detail by Vendor Number

User: aimeer@northstarcsd.org
Printed: 9/15/2025 2:23 PM



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

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Void Checks	Check Amount
30435	49E01 85629	49ER COMMUNICATIONS INC Microphone for Bendix King radio	08/27/2025		415.75
Total for Check Number 30435:				0.00	415.75
Total for Vendor 49E01 (49ER COMMUNICATIONS INC):				0.00	415.75
30498	AMA01	AMAZON CAPITAL SERVICES	09/17/2025		
	116X-LT79-F9RY	Rodent control supplies			30.28
	13TM-KFJG-LWDK	Ink pad - Returned			-7.84
	13XD-QNKR-7Q4Q	Step stool for E-31			10.50
	13XD-QNKR-7Q4Q	Toilet canister seal for Stn31 Step ladder for bo			46.96
	1JYC-W9CC-LKLV	Solar panel solar panel kit for Ritz PRV DMA			59.20
	1X6X-KMTK-D7KG	Paper towels hand soap			102.94
	1X6X-KMTK-D7KG	Wireless keyboard and mouse - Zangara			40.74
Total for Check Number 30498:				0.00	282.78
Total for Vendor AMA01 (AMAZON CAPITAL SERVICES):				0.00	282.78
30452	ANS01	ANSWERWEST INC	09/03/2025		
	C5203-082225	On-call answering service 08/18-09/14/2025			184.95
Total for Check Number 30452:				0.00	184.95
Total for Vendor ANS01 (ANSWERWEST INC):				0.00	184.95
30436	AP*00055	ARTHUR DAMAN	08/27/2025		
	08/12/2025	GWR rebate - 1632 Deer Path			161.75
Total for Check Number 30436:				0.00	161.75
Total for Vendor AP*00055 (ARTHUR DAMAN):				0.00	161.75
30475	ARE01	AREVALO TREE & DEFENSIBLE SPAC	09/10/2025		
	25-0815-CF	2023 NEU PhII CalFire Fuels Reduction-Beyonc			25,566.00
	25-0815-CURBSID	2023 NEU PhII CalFire Reduction - Curbside Pi			5,814.40
	25-0815-MEASURE	2023 NEU PhII CalFire Fuels Reduction - Beyor			7,240.00
Total for Check Number 30475:				0.00	38,620.40
30499	ARE01	AREVALO TREE & DEFENSIBLE SPAC	09/17/2025		
	25-0831-CF	2023 NEU PhII CalFire Fuels Reduction - Hazar			1,977.00
	25-0831-CURBSID	2023 NEU PhII CalFire Fuels Reduction - Curbs			3,318.50

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Void Checks	Check Amount
Total for Check Number 30499:				0.00	5,295.50
Total for Vendor ARE01 (AREVALO TREE & DEFENSIBLE SPACE SERVICES):				0.00	43,915.90
30437	AT&03	AT&T - CALNET 3	08/27/2025		
	000023895662	Telephones 07/10-08/09/2025			126.15
	000023895662	Telephones 07/10-08/09/2025			54.83
	000023895662	Telephones 07/10-08/09/2025			31.28
	000023895662	Telephones 07/10-08/09/2025			61.11
	000023896938	Fire alarm lines at Admin bldg 07/10-08/09/2025			61.01
Total for Check Number 30437:				0.00	334.38
30453	AT&03	AT&T - CALNET 3	09/03/2025		
	000023969168	Fire alarm lines MVWS M&O facility 07/25-08/			60.83
Total for Check Number 30453:				0.00	60.83
Total for Vendor AT&03 (AT&T - CALNET 3):				0.00	395.21
30476	AUE01	AUERBACH ENGINEERING CORP	09/10/2025		
	25495	MVT Segment 3F Constr Support-PP#5-Billing			4,296.50
Total for Check Number 30476:				0.00	4,296.50
30500	AUE01	AUERBACH ENGINEERING CORP	09/17/2025		
	25454	MVT Segment 3F Constr Support-PP#4-Billing			2,082.25
Total for Check Number 30500:				0.00	2,082.25
Total for Vendor AUE01 (AUERBACH ENGINEERING CORP):				0.00	6,378.75
30501	BLU03	BLUE SECURITY	09/17/2025		
	7161	Admin bldg alarm monitoring 09/01-11/30/2025			126.00
Total for Check Number 30501:				0.00	126.00
Total for Vendor BLU03 (BLUE SECURITY):				0.00	126.00
30477	BRO02	WARREN "CHIP" BROWN	09/10/2025		
	09/02/2025	Healthcare reimb - Brown - Aug 2025			1,593.80
Total for Check Number 30477:				0.00	1,593.80
Total for Vendor BRO02 (WARREN "CHIP" BROWN):				0.00	1,593.80
30454	BRO03	NICK BROWN	09/03/2025		
	08/22/2025	Fuel to from Gifford Fire (No CalFire Reimb) -			103.26
Total for Check Number 30454:				0.00	103.26
Total for Vendor BRO03 (NICK BROWN):				0.00	103.26

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Void Checks	Check Amount
30478	BUL01 382465	BULBMAN Lightbulbs (29) hardware (11) for Station 31 &	09/10/2025		282.53
		Total for Check Number 30478:		0.00	282.53
		Total for Vendor BUL01 (BULBMAN):		0.00	282.53
30479	BUT01 203	BARBARA BUTTERFIELD Admin office cleaning - Aug 2025	09/10/2025		1,500.00
		Total for Check Number 30479:		0.00	1,500.00
		Total for Vendor BUT01 (BARBARA BUTTERFIELD):		0.00	1,500.00
30455	C&D01 25005-04 25005-04	C & D CONTRACTORS INC MVT Segment 3F Construction - PP#4 5% reten MVT Segment 3F Construction - PP#4	09/03/2025		-35,563.01 711,260.20
		Total for Check Number 30455:		0.00	675,697.19
		Total for Vendor C&D01 (C & D CONTRACTORS INC):		0.00	675,697.19
30456	CHA02 176991601080725 179209801082125	CHARTER COMMUNICATIONS Cable service at Station 31 & 32 08/11-09/10/20 Cable and internet at Admin bldg 08/21-09/20/20	09/03/2025		236.46 371.60
		Total for Check Number 30456:		0.00	608.06
		Total for Vendor CHA02 (CHARTER COMMUNICATIONS):		0.00	608.06
30438	CIN01 4240367795 4240367795	CINTAS CORPORATION #623 Coveralls Household supplies rags rugs	08/27/2025		184.92 254.77
		Total for Check Number 30438:		0.00	439.69
30457	CIN01 4241099131 4241099131	CINTAS CORPORATION #623 Cleaning Restroom Safety Supplies & Service Coverall Laundry Inspection Repair & Replac	09/03/2025		380.89 360.99
		Total for Check Number 30457:		0.00	741.88
30480	CIN01 4241944055 4241944055	CINTAS CORPORATION #623 Cleaning Restroom Safety Supplies & Service Coverall Laundry Inspection Repair & Replac	09/10/2025		339.57 162.01
		Total for Check Number 30480:		0.00	501.58
30502	CIN01 4242587417 4242587417	CINTAS CORPORATION #623 Cleaning Restroom Safety Supplies & Service Coverall Laundry Inspection Repair & Replac	09/17/2025		301.48 162.01
		Total for Check Number 30502:		0.00	463.49
		Total for Vendor CIN01 (CINTAS CORPORATION #623):		0.00	2,146.64

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Void Checks	Check Amount
30481	COD01 S009368007.001	CODALE ELECTRIC SUPPLY Soft starter alarm relays (2) for Well 1 Well 2	09/10/2025		1,592.98
		Total for Check Number 30481:		0.00	1,592.98
		Total for Vendor COD01 (CODALE ELECTRIC SUPPLY):		0.00	1,592.98
30503	CON06 NCSD-25011 NCSD-25011	CONTROLPOINT ENGINEERING INC 2024 SCADA PLC Cellular Retrofit Project - 2024 SCADA PLC Cellular Retrofit Project -	09/17/2025		8,641.60 7,441.61
		Total for Check Number 30503:		0.00	16,083.21
		Total for Vendor CON06 (CONTROLPOINT ENGINEERING INC):		0.00	16,083.21
30504	CUR01 66090 66090 66090 66090 66090	CURALINC LLC Employee assistance program - 4th Qtr CY2025 Employee assistance program - 4th Qtr CY2025 Employee assistance program - 4th Qtr CY2025 Employee assistance program - 4th Qtr CY2025 Employee assistance program - 4th Qtr CY2025	09/17/2025		401.50 620.50 73.00 292.00 73.00
		Total for Check Number 30504:		0.00	1,460.00
		Total for Vendor CUR01 (CURALINC LLC):		0.00	1,460.00
30439	D&H01 I2025-1058	D&H WATER SYSTEMS INC Mixer for Newhall Tank	08/27/2025		12,012.00
		Total for Check Number 30439:		0.00	12,012.00
		Total for Vendor D&H01 (D&H WATER SYSTEMS INC):		0.00	12,012.00
30458	DET01 08/20/2025	JOSHUA DETWILER New phone reimbursement - Next eligible Aug 2	09/03/2025		400.00
		Total for Check Number 30458:		0.00	400.00
		Total for Vendor DET01 (JOSHUA DETWILER):		0.00	400.00
30440	DUD01 202506548	DUDEK WEF Modifications Env Perm - PP#4 Billing thr	08/27/2025		383.75
		Total for Check Number 30440:		0.00	383.75
		Total for Vendor DUD01 (DUDEK):		0.00	383.75
30505	ELE01 0394587	ELEVATED TREE EXPERTS LLC Fuels Reduction_2026 TTAD - Martis Landing	09/17/2025		40,690.00
		Total for Check Number 30505:		0.00	40,690.00

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Void Checks	Check Amount
Total for Vendor ELE01 (ELEVATED TREE EXPERTS LLC):				0.00	40,690.00
30482	EMP05	EMPIRE SOUTHWEST LLC	09/10/2025		
	EMPS7055511	Block heater grommet for Olana generator			171.42
	EMPS7055511	Block heater for stock supply			138.01
Total for Check Number 30482:				0.00	309.43
Total for Vendor EMP05 (EMPIRE SOUTHWEST LLC):				0.00	309.43
30506	EVR01	EV RANGE INC	09/17/2025		
	1244	EV Charging Station at Utility ops - Down Paym			29,231.00
Total for Check Number 30506:				0.00	29,231.00
Total for Vendor EVR01 (EV RANGE INC):				0.00	29,231.00
30441	FAS01	FASTENAL COMPANY	08/27/2025		
	NVREN108463	Nuts screws washers for stock supply			136.29
Total for Check Number 30441:				0.00	136.29
Total for Vendor FAS01 (FASTENAL COMPANY):				0.00	136.29
30459	FAS03	FASTSPRING	09/03/2025		
	DIG250822-6011	Fire Studio 7 simulation software for training			1,735.25
Total for Check Number 30459:				0.00	1,735.25
Total for Vendor FAS03 (FASTSPRING):				0.00	1,735.25
30483	FOR02	MARILYN FORNI	09/10/2025		
	09/02/2025	Healthcare reimb - Forni - Aug 2025			625.90
Total for Check Number 30483:				0.00	625.90
Total for Vendor FOR02 (MARILYN FORNI):				0.00	625.90
30460	GRA01	GRAINGER INC	09/03/2025		
	9586173446	Padlock for stock supply - Returned			-233.68
	9613852533	Padlocks (12) for all district facilities			372.98
Total for Check Number 30460:				0.00	139.30
30484	GRA01	GRAINGER INC	09/10/2025		
	9619751234	Battery solar panel for new DMA by WTP			88.50
Total for Check Number 30484:				0.00	88.50
30507	GRA01	GRAINGER INC	09/17/2025		
	9628673502	Yellow caution tape (12) for stock supply			116.98
	9631441848	Blue USA marking paint (50%)			52.64
	9631441848	Blue USA marking paint (50%)			52.64

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Void Checks	Check Amount
			Total for Check Number 30507:	0.00	222.26
			Total for Vendor GRA01 (GRAINGER INC):	0.00	450.06
30442	HYT01 85073	HY TECH AUTO AND SMOG INC Smog inspection for U-3	08/27/2025		69.95
			Total for Check Number 30442:	0.00	69.95
30485	HYT01 85654	HY TECH AUTO AND SMOG INC Smog inspection for P-1	09/10/2025		69.95
			Total for Check Number 30485:	0.00	69.95
			Total for Vendor HYT01 (HY TECH AUTO AND SMOG INC):	0.00	139.90
30508	INT06 2509046923 2509046923 2509046923 2509046923	INTERMEDIA.NET INC Intermedia - Phone system 08/02-09/01/2025 - S Intermedia - Phone system 08/02-09/01/2025 Intermedia - Phone system 08/02-09/01/2025 Intermedia - Phone system 08/02-09/01/2025 - S	09/17/2025		77.46 169.90 391.82 198.59
			Total for Check Number 30508:	0.00	837.77
			Total for Vendor INT06 (INTERMEDIA.NET INC):	0.00	837.77
30486	IVE01 09/02/2025	NANCY IVES Healthcare reimb - Ives - Aug 2025	09/10/2025		573.34
			Total for Check Number 30486:	0.00	573.34
			Total for Vendor IVE01 (NANCY IVES):	0.00	573.34
30509	LIB01 09/05/2025 09/05/2025 09/05/2025 09/05/2025 09/05/2025 09/05/2025 09/05/2025 09/05/2025	LIBERTY UTILITIES Electricity - Aug 2025 Electricity - Aug 2025 Electricity - Aug 2025 Electricity - Aug 2025 Electricity - Aug 2025 Electricity - Aug 2025 Electricity - Aug 2025 Electricity - Aug 2025	09/17/2025		1,618.90 631.38 16,161.76 324.76 2,348.32 2,644.35 29,497.34 63.45
			Total for Check Number 30509:	0.00	53,290.26
			Total for Vendor LIB01 (LIBERTY UTILITIES):	0.00	53,290.26
30461	LNC01 INV979705	LN CURTIS & SONS INC Hard suction hoses (3) for B-31	09/03/2025		2,171.94
			Total for Check Number 30461:	0.00	2,171.94
			Total for Vendor LNC01 (LN CURTIS & SONS INC):	0.00	2,171.94

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Void Checks	Check Amount
30487	LUD01 08/27/2025	NATE LUDWIG Duty boots - Reimb Ludwig	09/10/2025		180.00
		Total for Check Number 30487:		0.00	180.00
		Total for Vendor LUD01 (NATE LUDWIG):		0.00	180.00
30443	MOU01 039980 039980 039980	MOUNTAIN HARDWARE Spray paint for Utility ops address numbers sto Address numbers for Utility ops bldg Sweep for door at Utility ops bldg	08/27/2025		8.71 10.44 21.79
		Total for Check Number 30443:		0.00	40.94
30462	MOU01 088749 088749 088775	MOUNTAIN HARDWARE Clamps (2) for chemical tube route repairs Drill bits screws for stock supply Paint brushes for stock supply	09/03/2025		7.39 11.75 28.32
		Total for Check Number 30462:		0.00	47.46
30488	MOU01 089238 089339 089369 089394	MOUNTAIN HARDWARE Batteries (D) for stock supply Tie down straps (4) for P-8 Duct tape (2) for stock supply Flap discs (2) for stock supply	09/10/2025		21.97 43.59 30.50 39.22
		Total for Check Number 30488:		0.00	135.28
30510	MOU01 089354 089354	MOUNTAIN HARDWARE Water Main Repair - PVC glue Water Main Repair - Couplings (10)	09/17/2025		7.62 5.44
		Total for Check Number 30510:		0.00	13.06
		Total for Vendor MOU01 (MOUNTAIN HARDWARE):		0.00	236.74
30489	NAV02 10999346 10999346 10999346 10999346 10999346	NAVIA BENEFIT SOLUTIONS INC Monthly admin fee - Aug 2025 Monthly admin fee - Aug 2025 Monthly admin fee - Aug 2025 Monthly admin fee - Aug 2025 Monthly admin fee - Aug 2025	09/10/2025		9.76 39.04 53.68 9.76 87.76
		Total for Check Number 30489:		0.00	200.00
		Total for Vendor NAV02 (NAVIA BENEFIT SOLUTIONS INC):		0.00	200.00
30463	OFF02 LVAR601276 LVAR601711	OFFICE1 Copier base rate fees - Fire admin 08/22-09/21/2 Copier overage fees - Captain's office 07/23-08/2	09/03/2025		31.00 12.40
		Total for Check Number 30463:		0.00	43.40
30490	OFF02 LVAR602597	OFFICE1 Copier overage fees - Utility Ops 07/29-08/28/20	09/10/2025		93.92

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Void Checks	Check Amount
			Total for Check Number 30490:	0.00	93.92
30511	OFF02 LVAR597969	OFFICE1 Copier overage fees - Utility ops 06/29-07/28/20	09/17/2025		94.05
			Total for Check Number 30511:	0.00	94.05
			Total for Vendor OFF02 (OFFICE1):	0.00	231.37
30464	OFF03 5035556708 5035556708	OFFICE1 Reimburse lessor for Station 32 copier annual ta; Copier lease - Station 32 08/15-09/14/2025	09/03/2025		25.25 178.63
			Total for Check Number 30464:	0.00	203.88
			Total for Vendor OFF03 (OFFICE1):	0.00	203.88
30444	ORE01 4426-288784	O'REILLY AUTOMATIVE INC - ACCT#1 Battery for U-32	08/27/2025		135.66
			Total for Check Number 30444:	0.00	135.66
			Total for Vendor ORE01 (O'REILLY AUTOMATIVE INC - ACCT#1894214):	0.00	135.66
30465	OTI01 100402036154	OTIS ELEVATOR COMPANY INC Bi-annual elevator maintenance at Station 32 09/	09/03/2025		1,130.46
			Total for Check Number 30465:	0.00	1,130.46
			Total for Vendor OTI01 (OTIS ELEVATOR COMPANY INC):	0.00	1,130.46
30445	PAC01 3017237	PACIFIC COMPUTER SUPPLY INC Server SSD drives (2) for Admin server room	08/27/2025		335.88
			Total for Check Number 30445:	0.00	335.88
			Total for Vendor PAC01 (PACIFIC COMPUTER SUPPLY INC):	0.00	335.88
30466	PAC04 0610715355 0610715361 0610715372 0610715378 1810702876	PACE SUPPLY CORP Meters (10) Registers (5) Meters (5) Endpoints (5) Meters (12) Endpoints (12) Registers (12)	09/03/2025		2,549.87 561.24 1,467.98 1,154.48 8,548.98
			Total for Check Number 30466:	0.00	14,282.55
			Total for Vendor PAC04 (PACE SUPPLY CORP):	0.00	14,282.55
30491	PEA01 494503 494503	PEACE OFFICERS RESEARCH ASSOCL PORAC membership dues for 4th Qtr CY2025 PORAC membership dues for 4th Qtr CY2025	09/10/2025		22.50 191.25

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Void Checks	Check Amount
Total for Check Number 30491:				0.00	213.75
Total for Vendor PEA01 (PEACE OFFICERS RESEARCH ASSOCIATION OF CALIFORNIA):				0.00	213.75
30467	PLA02	PLACER COUNTY AIR POLLUTION C	09/03/2025		
	243263	Admin bldg annual generator permit fees 10/01/25			548.73
	243264	Station 31 annual generator permit fees 10/01/25			548.73
	243265	HWY 267 Lift St annual generator permit fees 10/01/25			548.73
	243266	IH Lift St annual generator permit fees 10/01/25			548.73
	243267	Lahontan Wells annual generator permit fees 10/01/25			548.73
	243268	Corp Yard annual generator fuel permit fees 10/01/25			889.16
	243269	Newhall Pump annual generator permit fees 10/01/25			548.73
	243271	Olana Pump annual generator permit fees 10/01/25			548.73
	243272	Res D Pump annual generator permit fees 10/01/25			548.73
	243273	Retreat Lift St annual generator permit fees 10/01/25			541.49
	243274	Schaffer Mill Pump annual generator permit fees 10/01/25			548.73
	243275	Well 3 annual generator permit fees 10/01/25-09/30/25			548.73
	243276	WTP annual generator permit fees 10/01/25-09/30/25			548.73
	243277	Station 32 annual generator permit fees 10/01/25			548.73
Total for Check Number 30467:				0.00	8,015.41
Total for Vendor PLA02 (PLACER COUNTY AIR POLLUTION CONTROL BOARD):				0.00	8,015.41
30468	PLA06	PLACER COUNTY PERSONNEL	09/03/2025		
	08/25/2025	Dental and vision insurance - Sep 2025			158.88
	08/25/2025	Dental and vision insurance - Sep 2025			265.54
	08/25/2025	Dental and vision insurance - Sep 2025			1,212.47
	08/25/2025	Dental and vision insurance - Sep 2025			21.60
	08/25/2025	Dental and vision insurance - Sep 2025			19.28
	08/25/2025	Dental and vision insurance - Sep 2025			2,133.09
	08/25/2025	Dental and vision insurance - Sep 2025			98.72
	08/25/2025	Dental and vision insurance - Sep 2025			203.54
	08/25/2025	Dental and vision insurance - Sep 2025			938.16
Total for Check Number 30468:				0.00	5,051.28
Total for Vendor PLA06 (PLACER COUNTY PERSONNEL):				0.00	5,051.28
30469	PRD01	PR DESIGN & ENGINEERING INC	09/03/2025		
	1718	WEF Design & Permitting-PP#16 Billing through 08/31/25			76,176.85
Total for Check Number 30469:				0.00	76,176.85
30512	PRD01	PR DESIGN & ENGINEERING INC	09/17/2025		
	1849	MVT Seg 3F Inspection - PP#5 - Billing through 08/31/25			30,714.05
	1858	MVT Seg 3F Inspection - PP#6 - Billing through 08/31/25			19,323.35
Total for Check Number 30512:				0.00	50,037.40
Total for Vendor PRD01 (PR DESIGN & ENGINEERING INC):				0.00	126,214.25
30492	RAD02	JOHN RADANOVICH	09/10/2025		
	09/02/2025	Healthcare reimb - Radanovich - Aug 2025			1,870.66

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Void Checks	Check Amount
			Total for Check Number 30492:	0.00	1,870.66
30513	RAD02 09/02/2025	JOHN RADANOVICH Lodging mileage for 2025 CSDA Conference -	09/17/2025		1,391.30
			Total for Check Number 30513:	0.00	1,391.30
		Total for Vendor RAD02 (JOHN RADANOVICH):		0.00	3,261.96
30493	RAY01 09/02/2025 09/02/2025	CHRIS RAYMER Water Use Efficiency 1 certification renewal (50' Water Use Efficiency 1 certification renewal (50'	09/10/2025		77.50 77.50
			Total for Check Number 30493:	0.00	155.00
30514	RAY01 09/09/2025 09/09/2025	CHRIS RAYMER D3 certification renewal (50%) - Reimb Raymer D3 certification renewal (50%) - Reimb Raymer	09/17/2025		45.00 45.00
			Total for Check Number 30514:	0.00	90.00
		Total for Vendor RAY01 (CHRIS RAYMER):		0.00	245.00
30515	ROS04 09/03/2025	GREG ROSENTHAL New phone reimbursement - Next eligible Sep 21	09/17/2025		400.00
			Total for Check Number 30515:	0.00	400.00
		Total for Vendor ROS04 (GREG ROSENTHAL):		0.00	400.00
30516	RZE01 09/04/2025 09/04/2025	AIMEE RZEPLINSKI Out of pocket EV Range charge-900 Northstar D District BBQ - Utilities Admin Fire - Reimb R	09/17/2025		8.59 39.23
			Total for Check Number 30516:	0.00	47.82
		Total for Vendor RZE01 (AIMEE RZEPLINSKI):		0.00	47.82
30517	SHA01 09/04/2025	MARK SHADOWENS Healthcare reimb - Shadowens - Oct 2025	09/17/2025		2,173.10
			Total for Check Number 30517:	0.00	2,173.10
		Total for Vendor SHA01 (MARK SHADOWENS):		0.00	2,173.10
30518	SOU01 09/08/2025 09/08/2025 09/08/2025 09/08/2025 09/08/2025 09/08/2025	SOUTHWEST GAS CO Natural gas - Aug 2025 Natural gas - Aug 2025 Natural gas - Aug 2025 Natural gas - Aug 2025 Natural gas - Aug 2025 Natural gas - Aug 2025	09/17/2025		75.46 22.00 131.73 35.32 28.27 34.59

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Void Checks	Check Amount
Total for Check Number 30518:				0.00	327.37
Total for Vendor SOU01 (SOUTHWEST GAS CO):				0.00	327.37
30446	STA06 E 2195390 SA	STATE OF CA DEPT OF INDUSTRIAL Annual inspection and permit fee for elevator - S	08/27/2025		225.00
Total for Check Number 30446:				0.00	225.00
Total for Vendor STA06 (STATE OF CA DEPT OF INDUSTRIAL RELATIONS):				0.00	225.00
30519	SWE01 08/22/2025 09/09/2025 09/09/2025	BRYCE SWEENEY Annual gear allowance for FOBS & Tech Specia Meals for Gifford Fire-R32 (No CalFire Reimb)- Fuel to from Gifford Fire-R32(No CalFire Rein	09/17/2025		400.00 100.79 236.83
Total for Check Number 30519:				0.00	737.62
Total for Vendor SWE01 (BRYCE SWEENEY):				0.00	737.62
30447	TAH03 08/18/2025 08/18/2025	TAHOE FOREST HOSPITAL OCC HE/ Drug screen - Dwyer Savage Monthly admin fee - Jul 2025	08/27/2025		208.00 138.00
Total for Check Number 30447:				0.00	346.00
Total for Vendor TAH03 (TAHOE FOREST HOSPITAL OCC HEALTH TAHOE WORX):				0.00	346.00
30520	TAH04 1143174	TAHOE SUPPLY COMPANY LLC Paper towels multifold towels	09/17/2025		259.49
Total for Check Number 30520:				0.00	259.49
Total for Vendor TAH04 (TAHOE SUPPLY COMPANY LLC):				0.00	259.49
30448	TAH06 0000990715 0000991332 0000991469	TAHOE TRUCKEE SIERRA DISPOSAL Garbage pickup service - Utility ops - Jul 2025 Garbage pickup service - Admin bldg - Jul 2025 Garbage pickup service - Station 31 - Jul 2025	08/27/2025		429.17 335.26 42.13
Total for Check Number 30448:				0.00	806.56
Total for Vendor TAH06 (TAHOE TRUCKEE SIERRA DISPOSAL):				0.00	806.56
30494	THA01 2025400104216 2025400900479	THATCHER COMPANY INC Caustic soda Container deposit refund	09/10/2025		3,969.85 -1,000.00
Total for Check Number 30494:				0.00	2,969.85
Total for Vendor THA01 (THATCHER COMPANY INC):				0.00	2,969.85

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Void Checks	Check Amount
30495	THE04	THE HARTFORD INC	09/10/2025		
	786327988074	Life insurance - Aug 2025			95.20
	786327988074	Life insurance - Aug 2025			23.80
	786327988074	Life insurance - Aug 2025			130.90
	786329594548	Life insurance - Sep 2025			23.80
	786329594548	Life insurance - Sep 2025			130.90
	786329594548	Life insurance - Sep 2025			95.20
Total for Check Number 30495:				0.00	499.80
Total for Vendor THE04 (THE HARTFORD INC):				0.00	499.80
30470	TIP01	TIP PRINTING & GRAPHICS INC	09/03/2025		
	128211	Business cards - Carvolth - misspelled			73.03
	128233	Business cards - Carvolth - corrected			49.05
Total for Check Number 30470:				0.00	122.08
Total for Vendor TIP01 (TIP PRINTING & GRAPHICS INC):				0.00	122.08
30449	TRU06	TRUCKEE TAHOE LUMBER CO	08/27/2025		
	666129	Dougfir 2x12 (2) for side boards on D-2			58.79
Total for Check Number 30449:				0.00	58.79
30471	TRU06	TRUCKEE TAHOE LUMBER CO	09/03/2025		
	668793	Cedar 2x12 for exterior of Utility ops bldg			159.92
Total for Check Number 30471:				0.00	159.92
30521	TRU06	TRUCKEE TAHOE LUMBER CO	09/17/2025		
	668197	Adhesive caulk gun for markers to block golf c			39.62
	670141	Concrete for Utility ops fleet bldg			23.49
	672014	Concrete (49) for stock supply			417.67
	672036	Water Main Repair - Concrete (49)			484.42
	672629	Water Main Repair - Disk sanders wood for kic			195.11
	672642	Water Main Repair - Poly wrap for underground			200.97
Total for Check Number 30521:				0.00	1,361.28
Total for Vendor TRU06 (TRUCKEE TAHOE LUMBER CO):				0.00	1,579.99
30472	USA01	USA BLUE BOOK	09/03/2025		
	INV00800898	Hydrant Out-of-Service Markers (2) for stock su			19.94
	INV00800898	Hydrant Out-of-Service Markers (2) for stock su			19.94
Total for Check Number 30472:				0.00	39.88
Total for Vendor USA01 (USA BLUE BOOK):				0.00	39.88
30522	USB01	US BANK CORPORATE PAYMENT SYS	09/17/2025		
	Aug Contardi	MFG Edge Pump - LMI repair kit for TH2-sales			-12.09
	Aug Contardi	OWP - Water Dist System Operation and Mainte			37.50
	Aug Contardi	OWP - Water Dist System Operation and Mainte			37.50

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Void Checks	Check Amount
	Aug Evans	SkillPath - Management and leadership skills wo			-599.00
	Aug Evans	M&R Machine & Tools - Mag drill			1,661.00
	Aug Evans	Hy-Tech - Smog inspection for P-6			69.95
	Aug Evans	Fill-Rite - Repair kit for fuel dock pump/motor			263.84
	Aug Evans	Husqvarna - Chainsaw fuel tank rear handle ass			139.41
	Aug Evans	Hy-Tech - Smog inspection for P-11			69.95
	Aug Evans	McMaster-Carr - Fitting for TH1 - Returned			-354.46
	Aug Evans	Nova-Tech - Back pressure valve for TH2			201.22
	Aug Evans	McMaster-Carr - Fitting for TH1 - Returned			-234.59
	Aug Geary	Spindleshanks - Lunch meeting - Radanovich G			49.19
	Aug Geary	Coffee Bar - GM Meeting - TBID Assessment			8.21
	Aug Geary	BRGM Mining LLC - Lunch for Ops crew with			249.62
	Aug Gibeaut	Silver State Plastics LLC - Plexiglass for Station			255.23
	Aug Gibeaut	Martis Valley Grill - Lunch meeting - Gibeaut C			34.49
	Aug Gibeaut	Raley's - Commendation Ceremony-Placer Co C			376.77
	Aug Gibeaut	Cut Rate Batteries - Battery for handheld radio			152.00
	Aug Gibeaut	Jiffy Lube - Oil change for U-31			157.38
	Aug Gibeaut	Garmin - Satelite service for InReach messenger			143.40
	Aug Gibeaut	Grafics Unlimited - Grafics for Inspector 31			449.00
	Aug Goates	Backblaze - Cloud data storage			127.28
	Aug Goates	Technology Design Associates - Scaler for Boarc			1,633.82
	Aug Goates	Amazon Web Services - Raw cloud storage serv			-4.48
	Aug Goates	Wasabi - Data storage			6.99
	Aug Goates	Amazon Web Services - Raw cloud storage serv			613.24
	Aug Grant	Jiffy Lube - Oil change air filters for R-32			228.19
	Aug Larivee	Kussmaul Electronics - Battery charger for B-31			1,011.81
	Aug Larivee	Kussmaul Electronics - Battery charger for B-31			-1.28
	Aug Mallonee	Home Depot - Cordless tool kit for E-31			405.41
	Aug Martin	Costco - District BBQ - Utilities Admin Fire			285.42
	Aug Martin	Walmart - District BBQ - Utilities Admin Fire			68.57
	Aug Ryan	Walmart - District BBQ - Utilities Admin Fire			162.98
	Aug Zangara	Raley's - Area GM luncheon			30.97
	Aug Zangara	CSDA - 2025 Board Secretary Conference - Zan			760.00
	Aug Zangara	Raley's - Board meeting breakfast			11.42
	Aug Zangara	Doughboys Donuts - Board meeting donuts			18.95
	Aug Zangara	CSDA - 2025 Annual Conference - Radanovich			890.00
	Aug Zangara	Full Belly Deli - Area GM luncheon			76.70
Total for Check Number 30522:				0.00	9,481.51
Total for Vendor USB01 (US BANK CORPORATE PAYMENT SYSTEM):				0.00	9,481.51
30523	VER01	VERIZON WIRELESS	09/17/2025		
	6122012124	Cell phones 07/26-08/25/2025			286.32
	6122012124	Cell phones 07/26-08/25/2025			12.67
	6122012124	Cell phones 07/26-08/25/2025			12.67
	6122012124	Cell phones 07/26-08/25/2025			52.68
	6122012124	Cell phones 07/26-08/25/2025			51.26
	6122012125	Admin internet backup 07/26-08/25/2025			38.01
	6122012125	Dumpster site gate cell service 07/26-08/25/2025			38.01
	6122012125	SCADA alarm line and connectivity 07/26-08/25			140.71
	6122012125	SCADA alarm line and connectivity 07/26-08/25			170.72
	6122012125	SCADA alarm line and connectivity 07/26-08/25			82.68
	6122097671	Sewer flow meters 07/28-08/27/2025			184.86
Total for Check Number 30523:				0.00	1,070.59
Total for Vendor VER01 (VERIZON WIRELESS):				0.00	1,070.59

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Void Checks	Check Amount
30473	WAT06 08/25/2025	MARCUS WATERS DC DMV physical - Contardi	09/03/2025		140.00
		Total for Check Number 30473:		0.00	140.00
		Total for Vendor WAT06 (MARCUS WATERS DC):		0.00	140.00
30450	WES01 2619	WESTERN BOTANICAL SERVICES INC MVT Segment 3F - Revegetation & Erosion Cor	08/27/2025		1,200.00
		Total for Check Number 30450:		0.00	1,200.00
		Total for Vendor WES01 (WESTERN BOTANICAL SERVICES INC):		0.00	1,200.00
30451	WES04 71892637 71892637 71892637	WESTERN NEVADA SUPPLY Brass plug for stock supply G5 water lids for Big Springs Brass plug for stock supply	08/27/2025		24.16 123.71 24.16
		Total for Check Number 30451:		0.00	172.03
30474	WES04 11838784-1	WESTERN NEVADA SUPPLY Solenoid valve for Tank C	09/03/2025		211.60
		Total for Check Number 30474:		0.00	211.60
30496	WES04 11910918 11915309 71909943 71914525	WESTERN NEVADA SUPPLY G5 box lid pipe couplings for 1102 Martis La Water Main Repair - Caps grip ring coupling Green marking flags for USA locating Water Main Repair - poly pipe (2)	09/10/2025		375.46 1,380.28 19.62 285.58
		Total for Check Number 30496:		0.00	2,060.94
30524	WES04 11924144 71915197 71915197 71915197 71918838 71919039 71919039 71920728 71920998 CM71915197R1 CM71923634	WESTERN NEVADA SUPPLY Water Main Repair - Hydrant extension Tracing wire (500) mag tape pipe (100) for stoc Water Main Repair - Valves pipe fittings Tracing wire (500) mag tape pipe (100) for stoc Water Main Repair - Saddle Saddle (50%) for stock supply Saddle (50%) for stock supply Water Main Repair - Hydrant restraint 2" meter Water Main Repair - Adapters bushing elbow Water Main Repair - Valves pipe couplings - R Water Main Repair - Pipe - Returned	09/17/2025		1,119.28 461.07 17,443.80 461.07 204.75 102.37 102.38 2,749.51 453.32 -10,651.44 -908.41
		Total for Check Number 30524:		0.00	11,537.70
		Total for Vendor WES04 (WESTERN NEVADA SUPPLY):		0.00	13,982.27
30497	WIT01 03/04/2025 09/02/2025	MICHAEL WITHERSPOON Healthcare reimb - Witherspoon - Feb 2025 Healthcare reimb - Witherspoon - Aug 2025	09/10/2025		1,167.32 908.02

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Void Checks	Check Amount
Total for Check Number 30497:				0.00	2,075.34
Total for Vendor WIT01 (MICHAEL WITHERSPOON):				0.00	2,075.34
30525	ZOL01 4314459	ZOLL MEDICAL CORPORATION Blood pressure cuff for cardiac monitor	09/17/2025		71.43
Total for Check Number 30525:				0.00	71.43
Total for Vendor ZOL01 (ZOLL MEDICAL CORPORATION):				0.00	71.43
Report Total (91 checks):				0.00	1,094,409.54



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.



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Nancy Ives
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

09/17/2025 Regular Board Meeting

1) The August 20th, 2025 – This Regular Meeting was held in person.

- Board Meeting & Agendas: <https://ttsa.portal.covicclerk.com>
- Board Meeting Videos (Media): [T-TSA Board Meeting Video 09-17-2025 1:46:14](#)
- 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 August.
- After a competitive in-house selection process, two Operators were promoted to Senior Operator positions.

b) Capital Projects Report:

- Digestion Improvements Project: Brown and Caldwell (BC) is progressing toward a 60% Design. Construction Management (CM) consultants are being engaged for proposals. Critical path equipment negotiations and purchase agreements are forthcoming.
- Truckee River Interceptor Rehabilitation Project (Alpine Meadows to Olympic Valley): A pre-construction meeting was held on August 28, 2025. Mobilization and staging work began September 15, 2025.
- Nutrient Removal Improvements Project (NRIP): Scope and fee negotiations have been completed. Staff recommendation to Board of Directors.
- Digital Scanning of Sewer Lines Project: Inspection work nearing completion and awaiting deliverable.

c) Laboratory Report:

- Quarterly pretreatment sampling and annual sampling.
- Proficiency testing begins this month.
- Continuing CDPH Covid sampling for Department of Health.

d) Public Outreach:

- Spill Emergency Response Plan (SERP) Plant Tour Provided.
- Truckee Music Festival.

e) Other Items Report:

• **The Board Approved:**

- The Consent Agenda: General Fund Warrants for August 2025 and the Regular Meeting Minutes for August 20th, 2025.
- Appointment of Director Scott Wilson as President and Director Bert Clement as Vice President of the T-TSA Board of Directors for September 2025 through September 2027.
- Appointment of Director Bert Clement as Chair and Director Catherine Hansford as Vice Chair of the T-TSA Finance Committee.
- Nutrient Removal Improvements Project Engineering Design Contract to Carollo Engineering in the amount of \$18,698,881.00.
- Resolution No. 20-2025 Authorizing the Agency to Reimburse Itself from Tax-Exempt Bond Proceeds for Certain Capital Expenditures.
- Amendment No. 2 to the Agreement with the Truckee Rotary Club for the installation of four (4) additional benches on agency property adjacent to the Legacy Trail.

• **Additional Items:**

- Discussion of the Board Calendar through February 2026.
- Department Reports & General Manager Report: Informational Updates Only.
- Next Regular Meeting is Wednesday, October 15th, 2025.

Tahoe-Truckee Sanitation Agency
Monitoring and Reporting Program No. 2002-0030
WDID Number 6A290011000
Flow Monitoring Within collection System: Flow Measurement
North Tahoe Public Utility District
August, 2025

DATE	NTPUD Daily Flow MG	NTPUD 7 Day Avg Flow MGD	NTPUD Peak Flow MGD
8/1/2025	0.799	0.799	1.612
8/2/2025	0.867	0.799	1.620
8/3/2025	0.834	0.797	1.597
8/4/2025	0.765	0.791	1.616
8/5/2025	0.758	0.791	1.659
8/6/2025	0.747	0.790	1.612
8/7/2025	0.770	0.791	1.612
8/8/2025	0.798	0.791	1.612
8/9/2025	0.843	0.788	1.589
8/10/2025	0.801	0.783	1.574
8/11/2025	0.702	0.774	1.620
8/12/2025	0.658	0.760	1.612
8/13/2025	0.658	0.747	1.612
8/14/2025	0.657	0.731	1.612
8/15/2025	0.725	0.721	1.611
8/16/2025	0.775	0.711	1.566
8/17/2025	0.734	0.701	1.612
8/18/2025	0.634	0.692	1.601
8/19/2025	0.605	0.684	1.605
8/20/2025	0.613	0.678	1.589
8/21/2025	0.618	0.672	1.616
8/22/2025	0.680	0.666	1.612
8/23/2025	0.760	0.663	1.612
8/24/2025	0.760	0.667	1.612
8/25/2025	0.612	0.664	1.597
8/26/2025	0.605	0.664	1.612
8/27/2025	0.594	0.661	2.160
8/28/2025	0.600	0.659	1.612
8/29/2025	0.679	0.659	1.612
8/30/2025	0.838	0.670	1.612
8/31/2025	0.886	0.688	1.620
SUMMARY			
AVG	0.722	0.724	1.626
MAX	0.886	0.799	2.160
MIN	0.594	0.659	1.566

Tahoe-Truckee Sanitation Agency
Monitoring and Reporting Program No. 2002-0030
WDID Number 6A290011000
Flow Monitoring Within collection System: Flow Measurement
Tahoe City Public Utility District
August, 2025

DATE	TCPUD Daily Flow MG	TCPUD 7 Day Avg Flow MGD	TCPUD Peak Flow MGD
8/1/2025	0.872	0.851	2.268
8/2/2025	0.933	0.849	2.546
8/3/2025	0.880	0.849	2.476
8/4/2025	0.827	0.851	2.334
8/5/2025	0.771	0.847	2.218
8/6/2025	0.765	0.847	2.162
8/7/2025	0.780	0.833	2.145
8/8/2025	0.867	0.832	2.268
8/9/2025	0.917	0.830	2.391
8/10/2025	0.832	0.823	2.376
8/11/2025	0.728	0.809	2.025
8/12/2025	0.678	0.795	2.025
8/13/2025	0.662	0.781	2.025
8/14/2025	0.677	0.766	2.005
8/15/2025	0.720	0.745	1.990
8/16/2025	0.791	0.727	2.198
8/17/2025	0.710	0.709	2.199
8/18/2025	0.639	0.697	1.898
8/19/2025	0.591	0.684	1.743
8/20/2025	0.567	0.671	1.820
8/21/2025	0.588	0.658	1.774
8/22/2025	0.675	0.652	1.836
8/23/2025	0.752	0.646	2.125
8/24/2025	0.638	0.636	2.175
8/25/2025	0.601	0.630	1.807
8/26/2025	0.542	0.623	1.739
8/27/2025	0.555	0.622	1.712
8/28/2025	0.557	0.617	1.697
8/29/2025	0.674	0.617	1.898
8/30/2025	0.855	0.632	2.477
8/31/2025	0.870	0.665	2.472
SUMMARY			
AVG	0.726	0.735	2.091
MAX	0.933	0.851	2.546
MIN	0.542	0.617	1.697

Tahoe-Truckee Sanitation Agency
Monitoring and Reporting Program No. 2002-0030
WDID Number 6A290011000
Flow Monitoring Within collection System: Flow Measurement
Alpine Springs County Water District
August, 2025

DATE	ASCWD Daily Flow MG	ASCWD 7 Day Avg Flow MGD	ASCWD Peak Flow MGD
8/1/2025	0.041	0.041	0.080
8/2/2025	0.046	0.041	0.097
8/3/2025	0.043	0.041	0.083
8/4/2025	0.038	0.040	0.104
8/5/2025	0.038	0.040	0.077
8/6/2025	0.036	0.040	0.064
8/7/2025	0.039	0.040	0.097
8/8/2025	0.042	0.040	0.085
8/9/2025	0.047	0.040	0.099
8/10/2025	0.042	0.040	0.100
8/11/2025	0.039	0.040	0.090
8/12/2025	0.034	0.040	0.062
8/13/2025	0.032	0.039	0.073
8/14/2025	0.036	0.039	0.089
8/15/2025	0.041	0.039	0.095
8/16/2025	0.044	0.038	0.081
8/17/2025	0.044	0.039	0.085
8/18/2025	0.037	0.038	0.071
8/19/2025	0.037	0.039	0.072
8/20/2025	0.037	0.039	0.062
8/21/2025	0.040	0.040	0.066
8/22/2025	0.041	0.040	0.074
8/23/2025	0.042	0.040	0.075
8/24/2025	0.045	0.040	0.085
8/25/2025	0.043	0.041	0.080
8/26/2025	0.042	0.041	0.070
8/27/2025	0.041	0.042	0.074
8/28/2025	0.041	0.042	0.075
8/29/2025	0.042	0.042	0.080
8/30/2025	0.050	0.043	0.110
8/31/2025	0.054	0.045	0.106
SUMMARY			
AVG	0.041	0.040	0.083
MAX	0.054	0.045	0.110
MIN	0.032	0.038	0.062

Tahoe-Truckee Sanitation Agency
Monitoring and Reporting Program No. 2002-0030
WDID Number 6A290011000
Flow Monitoring Within collection System: Flow Measurement
Olympic Valley Public Service District
August, 2025

DATE	OVPSP Daily Flow MG	OVPSP 7 Day Avg Flow MGD	OVPSP Peak Flow MGD
8/1/2025	0.183	0.176	0.342
8/2/2025	0.196	0.174	0.357
8/3/2025	0.180	0.175	0.429
8/4/2025	0.152	0.173	0.300
8/5/2025	0.147	0.171	0.329
8/6/2025	0.143	0.168	0.267
8/7/2025	0.154	0.165	0.297
8/8/2025	0.176	0.164	0.430
8/9/2025	0.184	0.162	0.356
8/10/2025	0.157	0.159	0.368
8/11/2025	0.168	0.161	0.366
8/12/2025	0.126	0.158	0.348
8/13/2025	0.142	0.158	0.522
8/14/2025	0.137	0.156	0.579
8/15/2025	0.150	0.152	0.366
8/16/2025	0.176	0.151	0.560
8/17/2025	0.148	0.150	0.329
8/18/2025	0.137	0.145	0.347
8/19/2025	0.131	0.146	0.356
8/20/2025	0.112	0.142	0.241
8/21/2025	0.113	0.138	0.208
8/22/2025	0.142	0.137	0.247
8/23/2025	0.163	0.135	0.291
8/24/2025	0.139	0.134	0.345
8/25/2025	0.118	0.131	0.403
8/26/2025	0.114	0.129	0.265
8/27/2025	0.119	0.130	0.194
8/28/2025	0.127	0.132	0.206
8/29/2025	0.150	0.133	0.259
8/30/2025	0.207	0.139	0.509
8/31/2025	0.196	0.147	0.418
SUMMARY			
AVG	0.151	0.151	0.349
MAX	0.207	0.176	0.579
MIN	0.112	0.129	0.194

Tahoe-Truckee Sanitation Agency
Monitoring and Reporting Program No. 2002-0030
WDID Number 6A290011000
Flow Monitoring Within collection System: Flow Measurement
Truckee Sanitary District
August, 2025

DATE	TSD Calc Daily Flow MG	TSD Calc Daily Flow 7 Day Avg	TSD Peak Flow MGD
8/1/2025	1.764	1.759	2.198
8/2/2025	1.903	1.744	2.514
8/3/2025	1.866	1.739	2.348
8/4/2025	1.653	1.728	2.039
8/5/2025	1.502	1.711	2.043
8/6/2025	1.608	1.709	1.984
8/7/2025	1.609	1.701	2.055
8/8/2025	1.673	1.688	1.963
8/9/2025	1.845	1.679	2.510
8/10/2025	1.714	1.658	2.017
8/11/2025	1.519	1.639	1.867
8/12/2025	1.478	1.635	1.746
8/13/2025	1.483	1.617	1.524
8/14/2025	1.549	1.609	1.748
8/15/2025	1.594	1.597	2.013
8/16/2025	1.626	1.566	1.965
8/17/2025	1.629	1.554	1.978
8/18/2025	1.516	1.554	1.804
8/19/2025	1.511	1.558	1.703
8/20/2025	1.483	1.558	1.751
8/21/2025	1.475	1.548	1.728
8/22/2025	1.482	1.532	1.736
8/23/2025	1.572	1.524	1.920
8/24/2025	1.571	1.516	2.250
8/25/2025	1.450	1.506	1.695
8/26/2025	1.488	1.503	2.097
8/27/2025	1.460	1.500	1.783
8/28/2025	1.485	1.501	1.848
8/29/2025	1.556	1.512	1.670
8/30/2025	1.862	1.553	2.310
8/31/2025	1.980	1.612	2.638
SUMMARY			
AVG	1.610	1.607	1.982
MAX	1.980	1.759	2.638
MIN	1.450	1.500	1.524

Tahoe-Truckee Sanitation Agency
Monitoring and Reporting Program No. 2002-0030
WDID Number 6A290011000

DATE	T-TSA Influent Daily Flow Combined MG	T-TSA Influent Daily Flow Main Line MG	T-TSA Influent Daily Flow Parallel Line MG	T-TSA Influent 7 Day Avg Flow MGD	T-TSA Influent Peak Flow MGD	T-TSA Effluent Daily Flow MG	T-TSA 2-Water Daily Flow MG	T-TSA Effluent Flow To Disposal Fields Calc MG	Flow To ERB MG	Flow From ERB MG	Flow To Emergency Storage MG	Flow From Emergency Storage MG
8/1/2025	3.659	3.661	0.000	3.627	4.736	4.395	0.700	3.695	0.044	0.044	0.000	0.000
8/2/2025	3.945	3.942	0.000	3.607	5.337	5.060	0.695	4.365	0.029	0.029	0.000	0.000
8/3/2025	3.803	3.804	0.000	3.600	5.094	4.492	0.708	3.784	0.505	0.034	0.000	0.000
8/4/2025	3.435	3.408	0.000	3.584	4.528	4.749	0.712	4.037	0.000	0.093	0.000	0.000
8/5/2025	3.216	3.216	0.000	3.560	4.365	4.402	0.726	3.676	0.160	0.160	0.000	0.000
8/6/2025	3.299	3.297	0.000	3.553	4.313	4.323	0.823	3.500	0.045	0.045	0.000	0.000
8/7/2025	3.352	3.351	0.000	3.530	4.431	4.328	0.776	3.552	0.041	0.041	0.000	0.000
8/8/2025	3.556	3.554	0.000	3.515	4.493	4.262	0.840	3.422	0.036	0.036	0.000	0.000
8/9/2025	3.836	3.836	0.000	3.500	5.194	5.057	0.708	4.349	0.040	0.040	0.000	0.000
8/10/2025	3.546	3.544	0.000	3.463	4.601	4.985	0.735	4.250	0.224	0.074	0.000	0.000
8/11/2025	3.156	3.155	0.000	3.423	4.132	4.552	0.777	3.775	0.000	0.075	0.000	0.000
8/12/2025	2.974	2.970	0.000	3.388	3.767	3.878	0.756	3.122	0.042	0.042	0.000	0.000
8/13/2025	2.977	2.980	0.000	3.342	3.663	4.221	0.785	3.436	0.021	0.021	0.000	0.000
8/14/2025	3.056	3.055	0.000	3.300	3.753	3.764	0.754	3.010	0.022	0.022	0.000	0.000
8/15/2025	3.230	3.227	0.000	3.254	4.219	4.175	0.734	3.441	0.021	0.021	0.000	0.000
8/16/2025	3.412	3.412	0.000	3.193	4.372	4.001	0.722	3.279	0.021	0.021	0.000	0.000
8/17/2025	3.265	3.264	0.000	3.153	4.361	4.729	0.736	3.993	0.019	0.019	0.000	0.000
8/18/2025	2.963	2.963	0.000	3.125	3.840	4.256	0.740	3.516	0.031	0.031	0.000	0.000
8/19/2025	2.875	2.874	0.000	3.111	3.601	3.824	0.764	3.060	0.040	0.040	0.000	0.000
8/20/2025	2.812	2.810	0.000	3.088	3.545	3.744	0.863	2.881	0.031	0.031	0.000	0.000
8/21/2025	2.834	2.834	0.000	3.056	3.576	3.855	0.645	3.210	1.978	0.289	0.000	0.000
8/22/2025	3.020	3.017	0.000	3.026	3.757	4.044	0.572	3.472	0.000	0.157	0.000	0.000
8/23/2025	3.289	3.289	0.000	3.008	4.358	4.111	0.566	3.545	0.000	0.114	0.000	0.000
8/24/2025	3.153	3.152	0.000	2.992	4.656	3.995	0.585	3.410	0.048	0.048	0.000	0.000
8/25/2025	2.824	2.820	0.000	2.972	3.625	4.028	0.608	3.420	0.053	0.053	0.000	0.000
8/26/2025	2.791	2.791	0.000	2.960	3.872	3.664	0.608	3.056	0.105	0.105	0.000	0.000
8/27/2025	2.769	2.768	0.000	2.954	3.503	3.222	0.655	2.567	0.026	0.026	0.000	0.000
8/28/2025	2.810	2.810	0.000	2.951	3.684	3.437	0.685	2.752	0.025	0.025	0.000	0.000
8/29/2025	3.101	3.101	0.000	2.962	3.799	3.564	0.580	2.984	0.022	0.022	0.000	0.000
8/30/2025	3.812	3.811	0.000	3.037	5.087	4.661	0.570	4.091	0.021	0.021	0.000	0.000
8/31/2025	3.986	3.987	0.000	3.156	5.385	5.082	0.583	4.499	0.019	0.019	0.000	0.000
SUMMARY												
AVG	3.250	3.248	0.000	3.258	4.247	4.221	0.700	3.521	0.118	0.058	0.000	0.000
MAX	3.986	3.987	0.000	3.627	5.385	5.082	0.863	4.499	1.978	0.289	0.000	0.000
MIN	2.769	2.768	0.000	2.951	3.503	3.222	0.566	2.567	0.000	0.019	0.000	0.000
LIMITS												
AVG												
MAX	9.600											
MIN												



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
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General Manager

Mike Geary, PE

Department of the Army Easement for Pipeline Right-of-Way

DATE: September 17, 2025

TO: District Board Members

FROM: Eric Martin, Director of Public Works

SUBJECT: Department of the Army Easement for Pipeline Right-of-Way

BACKGROUND: The District's parallel 8" and 12" sewer siphon mains convey wastewater from Northstar to Truckee through the Martis Valley. Along the south side of Highway 267, the sewer lines travel across Army Corps of Engineers property. An easement, Document No. DACW05-2-72-431, was issued to Placer County to allow for the construction and maintenance of the critical sewer lines.

DISCUSSION: The Placer County easement expired in 2024, and a new easement has been drafted that will grant the District easement rights directly moving forward.

FISCAL/RESOURCE IMPACTS: None anticipated

RECOMMENDATION: Approve the Department of the Army Easement for Pipeline Right of Way

ATTACHMENT: Proposed Easement Document

DATE PREPARED: August 25, 2025

DEPARTMENT OF THE ARMY
EASEMENT FOR PIPELINE RIGHT-OF-WAY
LOCATED ON
MARTIS CREEK LAKE AND DAM
PLACER COUNTY, CALIFORNIA

THE SECRETARY OF THE ARMY under and by virtue of the authority vested in the Secretary by Title 10, United States Code, Section 2668, having found that the granting of this easement will be in the public interest and will not substantially injure the interests of the United States, hereby grants to, **Northstar Community Services District**, hereinafter referred to as the Grantee, an easement, **approximately 13.938 acres**, for the **construction, operation, and maintenance of a sanitary sewer pipeline**, hereinafter referred to as the Facilities, over, across, in and upon the lands of the United States as identified in **EXHIBITS A - Map and B - Legal Description**, on **Tracts 100, 101, 103-2 and 107**, hereinafter referred to as the Premises, and which are attached hereto and made a part hereof.

THIS EASEMENT is granted subject to the following conditions:

1. TERM

This easement is granted for a term of **fifty years (50) years**, beginning **September 19, 2025**, and ending **September 18, 2075**.

2. CONSIDERATION

The consideration for this easement shall be the construction, operation, and maintenance of the Premises for the benefit of the United States and the general public in accordance with the terms herein set forth.

3. NOTICES

All correspondence and notices to be given pursuant to this easement shall be addressed, if to the Grantee, to **Northstar Community Services District, ATTN: Director of Public Works, 900 Northstar Drive, Truckee, California 96161**; and if to the United States, to the **Real Estate Contracting Officer, Attention: Real Estate Division (CESPK-RE), 1325 J Street, Sacramento, California 95814-2922**, or as may from time to time otherwise be directed by the parties. Notice shall be deemed to have been duly given if and when enclosed in a properly sealed envelope or wrapper

addressed as aforesaid, and deposited, postage prepaid, in a post office regularly maintained by the United States Postal Service.

4. AUTHORIZED REPRESENTATIVES

Except as otherwise specifically provided, any reference herein to "Secretary", "Real Estate Contracting Officer", or "said officer" shall include their duly authorized representatives. Any reference to "Grantee" shall include any duly authorized representatives.

5. SUPERVISION BY THE REAL ESTATE CONTRACTING OFFICER

The use and occupation of the Premises shall be subject to the general supervision and approval of the Real Estate Contracting Officer, Sacramento District, hereinafter referred to as said officer, and to such rules and regulations as may be prescribed from time to time by said officer.

6. APPLICABLE LAWS AND REGULATIONS

The Grantee shall comply with all applicable Federal, state, county and municipal laws, ordinances and regulations wherein the Premises are located.

7. CONDITION OF PREMISES

The Grantee acknowledges that it has inspected the Premises, knows the condition, and understands that the same is granted without any representation or warranties whatsoever and without any obligation on the part of the United States.

8. INSPECTION AND REPAIRS

The Grantee shall inspect the Facilities at reasonable intervals and immediately repair any defects found by such inspection or when required by said officer to repair any such defects.

9. PROTECTION OF GOVERNMENT PROPERTY

The Grantee shall be responsible for any damage that may be caused to property of the United States by the activities of the Grantee under this easement, and shall exercise due diligence in the protection of all property located on the Premises against fire or damage from any and all causes. Any property of the United States damaged or destroyed by the Grantee incident to the exercise of the privileges herein granted shall be promptly repaired or replaced by the Grantee to a condition satisfactory to said officer, or at the election of said officer, reimbursement made therefor by the Grantee in an amount necessary to restore or replace the property to a condition

satisfactory to said officer.

10. RIGHT TO ENTER

The right is reserved to the United States, its officers, agents, and employees to enter upon the Premises at any time and for any purpose necessary or convenient in connection with government purposes, to make inspections, to remove timber or other material, except property of the Grantee, to flood the Premises and/or to make any other use of the lands as may be necessary in connection with government purposes, and the Grantee shall have no claim for damages on account thereof against the United States or any officer, agent, or employee thereof.

11. TRANSFERS AND ASSIGNMENTS

Without proper written approval by said Real Estate Contracting Officer, the Grantee shall neither transfer nor assign this easement or any part thereof nor grant any interest, privilege or license whatsoever in connection with this easement. The provisions and conditions of this easement shall extend to and be binding upon and shall inure to the benefit of the representatives, successors and assigns of the Grantee.

12. INDEMNITY

The United States shall not be responsible for damages to property or injuries to persons which may arise from or be incident to the exercise of the privileges herein granted, or for damages to the property or injuries to the person of the Grantee's officers, agents, or employees or others who may be on the Premises at their invitation or the invitation of any one of them, and the Grantee shall hold the United States harmless from any and all such claims not including damages due to the fault or negligence of the United States or its contractors.

13. SUBJECT TO EASEMENTS

This easement is subject to all other existing easements, or those subsequently granted as well as established access routes for roadways and utilities located, or to be located, on the Premises, provided that the proposed grant of any new easement or route will be coordinated with the Grantee, and easements will not be granted which will, in the opinion of said officer, interfere with the use of the Premises by the Grantee.

14. REQUIRED SERVICES

The Grantee shall furnish through said Facilities such services as may be required from time to time for governmental purposes, provided that payment for such service will be made by the United States at rates which shall be mutually agreeable but

which shall never exceed the most favorable rates granted by the Grantee for similar service.

15. RELOCATION OF FACILITIES

In the event all or any portion of the Premises occupied by the said Facilities shall be needed by the United States, or in the event the existence of said Facilities is determined to be detrimental to governmental activities, the Grantee shall from time to time, upon notice to do so, and as often as so notified, remove said Facilities to such other location on the Premises as may be designated by said officer. In the event said Facilities shall not be removed or relocated within twelve (12) months after such notice, the United States may cause such relocation at the sole expense of the Grantee.

16. TERMINATION

This easement may be terminated by the Secretary upon 30 days written notice to the Grantee if the Secretary shall determine that the right-of-way hereby granted interferes with the use or disposal of said land by the United States, or it may be revoked by the Secretary for failure of the Grantee to comply with any or all of the conditions of this easement, or for non-use for a period of two (2) years, or for abandonment.

17. SOIL AND WATER CONSERVATION

The Grantee shall maintain, in a manner satisfactory to said officer, all soil and water conservation structures that may be in existence upon said Premises at the beginning of or that may be constructed by the Grantee during the term of this easement, and the Grantee shall take appropriate measures to prevent or control soil erosion within the right-of-way herein granted. Any soil erosion occurring outside the Premises resulting from the activities of the Grantee shall be corrected by the Grantee as directed by said officer.

18. ENVIRONMENTAL PROTECTION

a. Within the limits of their respective legal powers, the parties hereto shall protect the Premises against pollution of its air, ground and water. The Grantee shall comply with any laws, regulations, conditions or instructions affecting the activity hereby authorized if and when issued by the Environmental Protection Agency, or any Federal, state, interstate or local governmental agency having jurisdiction to abate or prevent pollution. The disposal of any toxic or hazardous materials within the Premises is specifically prohibited. Such regulations, conditions, or instructions in effect or prescribed by the said Environmental Protection Agency, or any Federal, state, interstate or local governmental agency are hereby made a condition of this easement. The Grantee shall not discharge waste or effluent from the Premises in such a manner

that the discharge will contaminate streams or other bodies of water or otherwise become a public nuisance.

b. The use of any pesticides or herbicides within the Premises shall be in conformance with all applicable Federal, state, interstate, and local laws and regulations. The Grantee must obtain approval in writing from said officer before any pesticides or herbicides are applied to the Premises.

c. The Grantee will use all reasonable means available to protect the environment and natural resources, and where damage nonetheless occurs arising from the Grantee's activities, the Grantee shall be liable to restore the damaged resources.

19. PRELIMINARY ASSESSMENT SCREENING

A Preliminary Assessment Screening (PAS), documenting the known history of the property with regard to the storage, release or disposal of hazardous substances thereon, is attached hereto and made a part hereof as **EXHIBIT C**. Upon revocation or termination of this easement, another PAS shall be prepared which will document the environmental condition of the property at that time. A comparison of the two assessments will assist the said officer in determining any environmental restoration requirements. Any such requirements will be completed by the Grantee in accordance with the condition on **RESTORATION**.

20. HISTORIC PRESERVATION

The Grantee shall not remove or disturb, or cause or permit to be removed or disturbed, any historical, archeological, architectural or other cultural artifacts, relics, remains, or objects of antiquity. In the event such items are discovered on the Premises, the Grantee shall immediately notify said officer and protect the site and the material from further disturbance until said officer gives clearance to proceed.

21. NON-DISCRIMINATION

a. The Grantee shall not discriminate against any person or persons because of race, color, age, sex, handicap, national origin, or religion.

b. The Grantee, by acceptance of this easement, is receiving a type of Federal assistance and, therefore, hereby gives assurance that it will comply with the provisions of Title VI of the Civil Rights Act of 1964 as amended (42 U.S.C. § 2000d); the Age Discrimination Act of 1975 (42 U.S.C. § 6102); the Rehabilitation Act of 1973, as amended (29 U.S.C. § 794); and all requirements imposed by or pursuant to the Directive of the Department of Defense (32 CFR Part 300) issued as Department of Defense Directive 5500.11 and 1020.1, and Army Regulation 600-7. This assurance shall be binding on the Grantee, its agents, successors, transferees, and assignees.

22. RESTORATION

On or before the termination or revocation of this easement, the Grantee shall, without expense to the United States and within such time as said officer may indicate, restore the Premises to the satisfaction of said officer. In the event the Grantee shall fail to restore the Premises, at the option of said officer, said improvements shall either become the property of the United States without compensation therefore, or said officer shall have the option to perform the restoration at the expense of the Grantee, and the Grantee shall have no claim for damages against the United States or its officers or agents for such action.

23. DISCLAIMER

This instrument is effective only insofar as the rights of the United States in the Premises are concerned; and the Grantee shall obtain such permission as may be required on account of any other existing rights. It is understood that the granting of this easement does not eliminate the necessity for obtaining any Department of the Army permit which may be required pursuant to the provisions of Section 10 of the Rivers and Harbors Act of 3 March 1899 (30 Stat. 1151; 33 U.S.C. § 403), Section 404 of the Clean Water Act (33 U.S.C. § 1344) or any other permit or license which may be required by Federal, state, interstate or local laws in connection with the use of the Premises.

24. DETERMINATION REGARDING EXECUTIVE ORDER 13658

Any reference in this section to "contractor" shall mean the Grantee and any reference to "contract" shall refer to the easement.

a. It has been determined this contract is not subject to Executive Order 13658 or the regulations issued by the Secretary of Labor in 29 CFR Part 10 pursuant to the Executive Order.

b. If a duly authorized representative of the United States discovers or determines, whether before or subsequent to executing this contract, that an erroneous determination regarding the applicability of Executive Order 13658 was made, contractor, to the extent permitted by law, agrees to indemnify and hold harmless the United States, its officers, agents, and employees, for and from any and all liabilities, losses, claims, expenses, suites, fines, penalties, judgments, demands or actions, costs, fees, and damages directly or indirectly arising out of, caused by, related to, resulting from or in any way predicated upon, in whole or in part, the erroneous Executive Order 13658 determination. This includes contractor releasing any claim or entitlement it would otherwise have to an equitable adjustment to the contract and indemnifying and holding harmless the United States from the claims of subcontractors and contractor employees.

25. DETERMINATION REGARDING EXECUTIVE ORDER 13706

Any reference in this section to “contractor” shall mean the Grantee and any reference to “contract” shall refer to the easement.

It has been determined this contract is not subject to Executive Order 13706 or the regulations issued by the Secretary of Labor in 29 CFR part 13 pursuant to the Executive Order.

THE REMAINDER OF THIS PAGE LEFT INTENTIONALLY BLANK

Easement No. DACW05-2-25-0516

THIS EASEMENT is not subject to Title 10, United States Code, Section 2662, as amended.

IN WITNESS WHEREOF, I have hereunto set my hand by authority of the Secretary of the Army this _____ day of _____, 2025.

Viet (Ken) Lieu
Chief, Civil-Military-Interagency Branch
Real Estate Contracting Officer

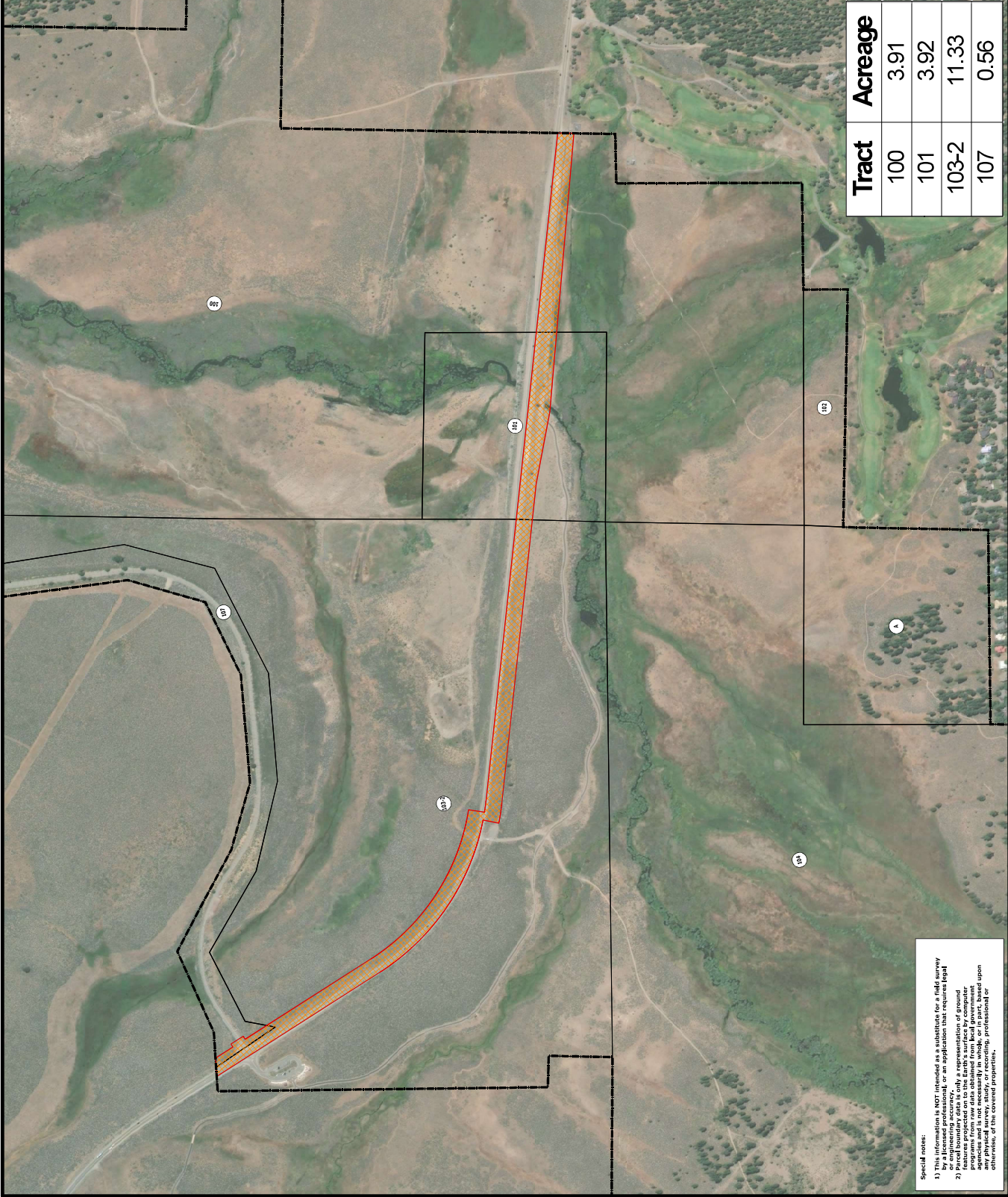
THIS EASEMENT is also executed by the Grantee this _____ day of _____, 2025.

Northstar Community Services District

Signature

Printed Name

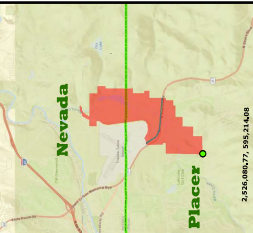
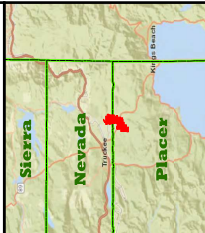
Title



Special notes:
1) This acquisition is NOT intended as a substitute for a field survey or engineering accuracy.
2) Features projected on to the Earth's surface by computer are not necessarily in whole or in part, based upon any physical survey, study, or recording, professional or otherwise, of this project property.

PROJECT MAP

LOCATION OF PROJECT
STATE: CALIFORNIA
COUNTY: NEVADA & PLACER
DIVISION: SPIK-SAN FRANCISCO DIVISION
DISTRICT: SPIK-SACRAMENTO DISTRICT
ARMY AREA: SPIK-SACRAMENTO DISTRICT
30 Miles Southwest of
TRUCKEE, CA
RENO, NV



LEGEND
EXCEPT FOR THE RED HATCHED BOUNDARY, ALL OTHERS SHOWN
HEREIN MAP SYMBOLS ARE STANDARD IN
TOPOGRAPHIC SYMBOLS, DEC. 1962.

Coordinates System:
NAD 1983 StatePlane 5003 Feet
Projection: Lambert Conformal Conic
Datum: North American 1982
Unit: Foot US

ACQUISITION AUTHORIZATION
This acquisition is NOT intended as a substitute for a field survey or engineering accuracy.
4th Ind Engr-44 to SPIO dated 5 Jun 1987

Park Boundary
DACW05-2-25-0516

EXHIBIT A

DEPARTMENT OF THE ARMY OFFICE OF THE SACRAMENTO DISTRICT ENGINEER SOUTH PACIFIC DIVISION	
CARTOGRAPHER: J.L. ADAMS DATE: 14 JUL 2025	REAL ESTATE MARTIS CREEK LAKE, CALIFORNIA DACW05-2-25-0516 Placer County & Nevada County
SUBMITTED BY: HEATHER DOWNING RECOMMENDED BY: JAMES OLIVER DATE: 14 JUL 2025	APPROVED BY: CHIEF REAL ESTATE ENGINEER DATE: 14 JUL 2025
OFFICE: CHIEF OF ENGINEERS, WASHINGTON 25, D.C.	REMS UNDUCE ID: _____
INSTALLATION OF PROJECT NO.: _____	
DRAWING NO.: _____	

Tract	Acreage
100	3.91
101	3.92
103-2	11.33
107	0.56

LEGAL DESCRIPTION

637-5052-15
Rev. 9/3/71
JOW/k

An easement for the construction and maintenance of sanitary sewer facilities situate in the County of Placer, State of California, lying in, on, over, under and along a portion of Sections 19 and 20, Township 17 North, Range 17 East, Mount Diablo Meridian, said easement being more particularly described as follows:

BEGINNING at the intersection of the North-South 1/4 Section line through said Section 20 with the centerline of California State Highway 267; thence from said Point of Beginning southerly along said 1/4 Section line S 1°01'37" E 110.45 feet; thence leaving last said line N 87°04'04" W 1901.10 feet; thence N 81°17'18" W 501.60 feet to a point on a line parallel with and perpendicularly distant southerly 110 feet from the centerline of said California State Highway 267; thence westerly along said parallel line N 85°51'44" W 2193.40 feet and tangent to the preceding course along the arc of a curve to the right having a radius of 1710 feet and a central angle of 4°50'04", an arc distance of 144.28 feet; thence leaving said parallel line N 8°58'20" E 110.00 feet to a point on said centerline; thence westerly and northwesterly along said centerline from a tangent that bears N 81°01'40" W along the arc of a curve to the right having a radius of 1600 feet and a central angle of 46°27'26", an arc distance of 1297.33 feet and tangent to the preceding curve N 34°34'14" W 1268.60 feet to a point thereon; thence leaving said centerline N 87°49'23" E 130.27 feet to a point on a line parallel with and perpendicularly distant northeasterly 110 feet from the centerline of said Highway; thence southeasterly along last said parallel line S 34°34'14" E 76.45 feet; thence leaving last said parallel line N 55°25'46" E 25.00 feet to a point on a line parallel with and perpendicularly distant 135 feet northeasterly from said centerline; thence southeasterly along last said parallel line S 34°34'14" E 100.00 feet; thence leaving last said parallel line S 55°25'46" W 25.00 feet to a point on a line parallel with and perpendicularly distant northeasterly 110 feet from said centerline; thence southeasterly along last said parallel line S 34°34'14" E 1022.36 feet and tangent to the preceding course along the arc of a curve to the left having a radius of 1490 feet and a central angle of 48°25'37", an arc distance of 1259.36 feet to a point thereon; thence leaving last said parallel line S 7°00'09" W 110.00 feet to a point on said centerline; thence in a general easterly direction along said centerline from a tangent that bears S 82°59'51" E along the arc of a curve to the left having a radius of 1600 feet and a central angle of 2°51'53", an arc distance of 80.00 feet and tangent to the preceding curve S 85°51'44" E 4584.13 feet to the Point of Beginning.

EXHIBIT "B"

637-5052-15
Rev. 9/3/71
JOW/k

EXCEPTING THEREFROM so much thereof that lies within the lands described in the Deeds to Placer County (1) recorded May 29, 1958 in Book 762 of Official Records of Placer County at Page 163, (2) recorded June 20, 1957 in Book 735 of Official Records of Placer County at Page 398, (3) recorded on June 20, 1957 in Book 735 of Official Records of Placer County at Page 395, (4) recorded on June 20, 1957 in Book 735 of Official Records of Placer County at Page 392 and (5) recorded on July 28, 1960 in Book 844 of Official Records of Placer County at Page 185.

The herein described easement contains a net area of 607,151 square feet of land, more or less. *(13.938 Acres more or less)*

APPROVED:

James O. Webb, Jr.

James O. Webb, Jr. - L. S. 3805

Checked & Approved L.O. Brook

PRELIMINARY ASSESSMENT SCREENING (PAS)

Project Name: Martis Creek Lake

Address/Location:

Sewer line runs under property starting at 39°18'07.66"N 120°06'58.40"W and ending at 39°18'29.51"N 120°08'13.84"W.

HAZARDOUS MATERIALS FIELD EXAMINATION
(As prescribed by CERCLA, RCRA, TSCA, CAA, and CWA)

Date of Inspection: 18 April 2024

I. GENERAL PHYSICAL DATA:

A. Tract Location/Identification (include maps photographs, etc.):

County of Placer, State of California. See attached maps and layout of project.

B. Structures (buildings, structures, installations, equipment, wells, pond, landfill, storage container, motor vehicles, aircraft, fences, flumes, etc.):

Previously installed parallel sewer pipes of 8" and 12" diameters.

C. Topography and Aspect:

N/A

D. Powerlines, Telephone/Telegraph Lines, Pipelines:

Sewer pipeline

E. Access (roads, trails, other):

N/A

F. Mining Activity:

N/A

II. ANY EVIDENCE OF (include maps/photos of potential problem areas):

- ☐ Hazardous material containers
- ☐ Grazing/Logging Activities
- ☐ Unusual lack of vegetation, dead, discolored, or stressed vegetation
- ☐ Commercial Activity/Occupancy
- ☐ Unusual seepage
- ☐ Solid Waste
- ☐ Unidentified piles of solids or any pools of liquids
- ☐ Sick or dead wildlife or domestic animals
- ☐ Unusual or noxious odors
- ☐ Discolored or disturbed soil areas
- ☐ Sewage or Septic Systems
- ☐ Petroleum Products (Oil/Gas storage facilities)
- ☐ Agricultural Chemicals (Pesticides, Herbicides, Fungicides, Fertilizers, Lime, etc.)
- ☐ Transformers
- ☐ Batteries
- ☐ Other:
- ☒ None

III. CONCLUSIONS/RECOMMENDATIONS

On the basis of the information collected as of the date of the survey it is possible to reasonably conclude that hazardous substances have not been stored for one year or more, known to have been released, or disposed of on the property. ☒ Agree ☐ Disagree

A. CONCLUSIONS:

A records search and field review of this area have been conducted. No records of any HTRW were located and no evidence of any disposal or storage of any HTRW was observed.

B. RECOMMENDATIONS:

Since no HTRW was observed nor records found, no mitigation measures are necessary.

IV. FIELD EXAMINATION

WRIGHT.MICHAEL. Digitally signed by
PERRIN.147110717 WRIGHT.MICHAEL.PERRIN.147
1107170
0 Date: 2024.05.22 14:24:18 -07'00'

Signature
Examiner

WRIGHT.MICHAEL. Digitally signed by
PERRIN.147110717 WRIGHT.MICHAEL.PERRIN.147
1107170
0 Date: 2024.05.22 14:24:40 -07'00'

Signature
Operations Project Manager

STOCK.KELEY Digitally signed by
.D.1245192742 STOCK.KELEY.D.1245192742
Date: 2024.10.30 08:06:23 -07'00'

Signature
Concurring Official

V. GRANTEE:

I acknowledge receipt of this PAS and I agree that should I not concur with the findings contained herein I will document my objections and substantiate the reasons within 30 days of this day of

Name/Title _____
Signature _____
Date _____

OR

I acknowledge the condition of this property as reflected in this PAS this _____ day of,

Name/Title _____
Signature _____
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.northstarcسد.org

Board of Directors

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

General Manager

Mike Geary, PE

Fire Chief

Jason Gibeaut

DATE: September 24, 2025

TO: District Board Members

FROM: Brandon Olk, Fire Prevention Officer

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 of 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. The Northstar Fire Department (NFD) provides many services and enforces regulations pursuant to existing ordinances. In broad terms, NFD provides fire prevention, firefighting, emergency medical care, technical rescue, hazardous materials mitigation, disaster response, public education and community service. As authorized by the Health and Safety Code, NFD seeks to recover particular costs associated with such aforementioned services.

DISCUSSION: The proposed ordinance commits to two separate and distinct fee schedules (Engineering & Plan Review Fee Schedule and Code Enforcement Fee Schedule) that NFD will use 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, NFD seeks to recover costs incurred due to response to repeated nuisance/false alarms and fire-related emergencies caused by apparent negligence. Fees are calculated based upon the time required multiplied by 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,
Brandon Olk
Fire Prevention Officer



N·C·S·D

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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		
Review of plans for access, water supply and other variables. Fees include one (1) hour plan review and one (2) visual inspection.		*** (Does not
2.3	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) Each additional inspection, per hour.		\$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
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Marilyn Forni

General Manager

Mike Geary, PE

Fire Chief

Jason Gibeaut

Resolution 25-16 "Finding of Facts" and Ordinance 41-25 "Adoption of the 2025 CA Fire Code"

DATE: September 24, 2025

TO: District Board Members

FROM: Brandon Olk, Fire Prevention Officer

SUBJECT: Ordinance 41-25

BACKGROUND: Draft Ordinance 41-25 is intended to replace previously adopted Ordinance 39-22 in its entirety.

The primary reason for this ordinance adoption is that effective January 1st, 2026, the State of California will have adopted the 2025 California Fire Code. Based on the State's adoption of the 2025 California Fire Code, local jurisdictions are required to adopt and enforce the new fire codes officially.

For this particular code adoption process, Northstar Fire Department worked closely with a hired consultant to draft an ordinance that is very similar to those ordinances being adopted by the surrounding fire departments/jurisdictions (Truckee Fire, North Tahoe Fire and Olympic Valley Fire). All four fire departments/jurisdictions believe the creation and enforcement of like-minded ordinances will help to better serve the stakeholders within our region.

DISCUSSION: Attached is proposed Resolution 25-16 and draft Ordinance 41-25. During the meeting, Fire Prevention Officer, Brandon Olk, will walk the Board through the resolution and proposed ordinance – identifying the changes.

FISCAL IMPACTS: None

RECOMMENDATION: Adopt Resolution 25-16 setting forth findings to amend the 2025 California Fire Code. Consider Motions to waive further reading of Proposed Ordinance 41-25 and to direct District Board Secretary and General Counsel to prepare and publish the Ordinance Summary.

ATTACHMENTS: Summary of Changes for draft Ordinance 41-25, ordinance adoption guidelines matrix, Resolution 25-16 and draft Ordinance 41-25 (with identified changes).

SUMMARY of

Draft Ordinance 41-25: 2025 CA Code Adoption Ordinance

Since the draft Ordinance 41-25 has many edits, this summary report has been written to assist in the review and approval process.

Every 3 years, the California Fire Code is adopted by the California State Fire Marshal. In turn, the local jurisdictions are given an opportunity to adopt the California Fire Code. The local jurisdictions must within 180 days of the State's adoption and/or publication adopt the CA Fire Code locally.

In adopting the CA State Fire Code, a local jurisdiction may amend the standards if such amendments are necessary to address a local geologic, topographic, or climatic condition. However, amendments to the CA Fire Code may not be less protective. Furthermore, each amendment requires a justification.

After an extensive review of the newest adopted and published 2025 CA Fire Code, the Northstar Fire Department proposes specific amendments of its own. The Northstar Fire Department believes such amendments will help better serve the department – and, in turn the District - in its pursuit of local enforcement. Furthermore, it must be noted, that the Northstar Fire Department worked closely with 3 other fire departments/jurisdictions (Truckee Fire, North Tahoe Fire and Olympic Valley Fire) and with the help of a hired consultant drafted four ordinances that are very similar. We believe these like-minded ordinances will help to better serve the stakeholders within our region.

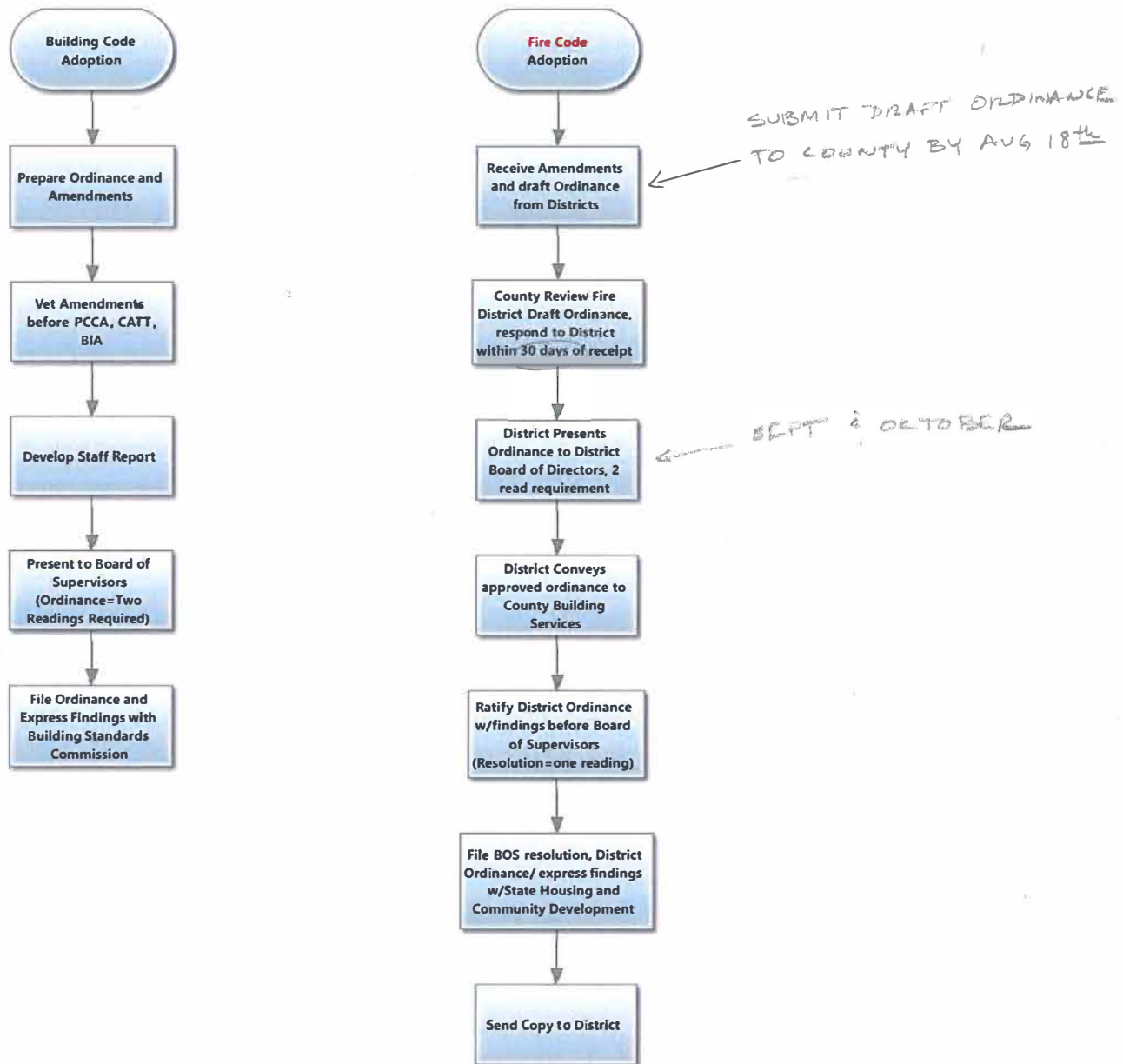
The proposed amendments that are laid forth in draft **Ordinance 41-25** will be introduced and read at the Northstar Community Service District (NCSD) Board of Director's meeting being held on 9/24/25. Should draft Ordinance 41-25 be approved, it will repeal Ordinance 39-22.

The following is a summary highlighting those amendments the Northstar Fire Department would like NCSD Board of Directors to approve as proposed in the draft Ordinance 41-25: 2025 California Code Adoption.

1. This draft ordinance offers the same layout as the previously adopted ordinance (Ordinance 39-22) allowing for a more easily readable version.
2. This draft ordinance reflects the most current code sections cited in the newest adopted and published 2025 CA Fire Code.
3. This draft ordinance keeps mostly all previously adopted amendments while removing some sections where the state code changed.
4. This draft ordinance reflects amendments that will allow the Northstar Fire Department to review, approve and enforce the installation, storage, and operations of certain items. This draft ordinance provides for the ability to establish and maintain fees for cost recovery.

5. This draft ordinance clearly defines the penalties should anyone violate the provisions of our adopted CA Fire Code as well as giving the District the ability to mitigate certain violations.
6. This draft ordinance protects and reserves the rights of the District in its enforcement.
7. This draft ordinance clarifies permit requirements for private hydrant usage.
8. This draft ordinance amends temporary membrane structures section to match state requirements.
9. This draft ordinance requires certain protective coverage for gas meters and piping to provide better protection from snow/ice.
10. This draft ordinance adds inspection requirements after there has been an interruption of service for gas meters and other fuel systems.
11. This draft ordinance clarifies what is required for emergency storage systems (ESS) and emergency power disconnects for back-up power.
12. This draft ordinance adds language requiring that fuel piping to a generator be protected from impact.
13. This draft ordinance now states that the approved exterior alarm must be audio/visual to match the State's requirements.
14. This draft ordinance adds a maximum grade for driveways to match Placer County's requirements.

Typical Code Adoption Process



BOS Schedule

Sept. 1
 Sept. 27
 Oct. 11
 Oct. 25
 Nov. 8
 Nov. 22
 Dec. 13

RESOLUTION 25-16

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE NORTHSTAR COMMUNITY SERVICE DISTRICT IN THE MATTER OF LOCAL AMENDMENTS TO THE 2025 CALIFORNIA FIRE CODE SETTING FORTH FINDINGS OF FACT TO SUPPORT AMENDMENTS BASED ON LOCAL CLIMATIC, GEOLOGICAL, AND TOPOGRAPHICAL CONDITIONS

RECITALS

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, the jurisdictional boundaries of the District are located within Placer County and depicted in Exhibit A to this Resolution, attached hereto and by this reference incorporated herein as if set forth in full; and

WHEREAS, as authorized under Government Code section 61100, subdivision (d), the District provides fire protection, rescue services, and hazardous material emergency response services through the Northstar Fire Department in the same manner as a fire protection district formed pursuant to Health and Safety Code sections 13800 *et seq.*; and

WHEREAS, pursuant to Health and Safety Code Section 13869, the District may adopt by reference the 2025 California Fire Code, which establishes minimum building standards related to fire and hazardous conditions; and

WHEREAS, the Board of Directors of the District wishes to formally adopt the 2025 California Fire Code with amendments thereto as set forth in Exhibit B to this Resolution; and

WHEREAS, pursuant to Health and Safety Code Sections 13869.7, 17958.5, and 17958.7, the District may adopt standards more stringent than the state standards when the Board of Directors make findings that such modifications are reasonably necessary due to local climatic, geological, or topographical conditions; and

WHEREAS, the Board of Directors of the District has identified local conditions that support the adoption of amendments to the 2025 California Fire Code as articulated below.

NOW, THEREFORE, the Board of Directors of the Northstar Community Services District does hereby resolve as follows:

2025 CFC FINDINGS OF FACT

Pursuant to Sections 13869.7, 17958.5, 17958.7, and 18941.5 of the Health and Safety Code, the Board of Directors finds that modifications or changes to the 2025 California Fire Code are reasonably necessary because of local climatic, geological, or topographical conditions within the jurisdictional boundaries of the District. The Board of Directors sets forth the following Findings of Fact to support its amendments to the 2025 California Fire Code: **2025 CFC FINDINGS OF FACT**

1. CLIMATIC CONDITIONS

- a. Annual precipitation in the District fluctuates greatly. Approximately 75 percent of the precipitation occurs during the months of November through April. The District has experienced major droughts in the recent past; one in 1977 - 1978, one which started in 1989 and lasted into 1994, others from 1999-2004, and 2006-2009. Droughts continue to cycle to this day. Lightning storms are frequent and are usually accompanied by little rainfall, potentially creating numerous lightning caused fires.
- b. During the months of November through April the average monthly snowfall is 63 inches. Snow storms, resulting in the loss of vehicular access and avalanches are routine. Heavy winter snows are responsible for delays in response times and access to buildings and patients at emergency scenes. Winter snow storms along with heavy tourist traffic routinely bring community traffic to a standstill during weekends and holidays. The District sees significant traffic delays due to tourist travel and is highly prone to heavy snows. These situations impact emergency response, occupant evacuation, and access to populated areas.
- c. Severe winter weather and snowfall within the District result in obstructed access to doors and entry openings into buildings and structures. Obstruction of these openings reduces the ability for fire personnel to enter buildings and respond to emergencies, which delays firefighter action against a growing fire. Built-in fire and life safety systems attempt to mitigate some of the delays.
- d. The severe winter weather within the District creates hazards due to additional snow loads. These snow loads cause damage to aboveground equipment and appliances as the snow melts and slides downslope.
- e. During the months of June through September, the daily humidity ranges around 30 percent, and often drops lower. Low relative humidity allows for greater spread of wildfires and causes structure fires to readily spread to the wildland area.
- f. During the months of June through September, daily temperatures exceed 70 degrees to 80 degrees Fahrenheit. Winter temperatures can drop to below 0 degrees Fahrenheit. High temperatures accompanied with low humidity and minimal rainfall in the summer months allow for rapid fire spread and difficulty controlling the fire.
- g. Prevailing winds are out of the south and southwest. Wind velocities generally range from five to fifteen miles per hour, gusting to thirty miles per hour during the summer months. These winds push wildfires, rapidly increasing the spread of fire and often topple trees obstructing road access, and bring down powerlines affecting public safety and emergency response.

2. TOPOGRAPHICAL CONDITIONS

- a. The terrain in the District varies from relatively flat areas to steep hills and mountain peaks reaching over 10,000 feet. Steep terrain exacerbates fire spread and delays emergency vehicle response. These steep slopes limit the ability of firefighters to effectively work on the slopes, and at the same time, result in rapid fire spread up the slope. The combination of these two factors creates a situation that is dangerous to firefighter safety and results in increased fire spread endangering other areas and structures.
- b. The District encompasses a variety of terrain ranging from steep slopes to valleys, and rivers and canals, which create impediments to fire equipment access, public egress, and community safety.
- c. With the heavy snows and steep terrain, areas are prone to winter avalanches creating delayed emergency response.
- d. Road design on steep hillsides often results in multiple switchbacks to navigate the slopes. Road access can be congested as a result, causing delayed response times.
- e. The rugged terrain limits developments to be clustered in buildable areas, many of which are remote as a result. Access to these remote subdivision and recreational areas results in longer response times for emergency equipment.
- f. Topographical features and traffic-caused delays translates to delayed responses and extended fire suppression operations. Strict permitting, built-in fire and life safety systems, and other suitable protective measures will mitigate against these inhibiting factors and will discourage fire ignition and growth, enabling emergency responders to successfully resolve emergency events.
- g. The forested areas within and surrounding the District consist of overly dense vegetation, which is described as a Sierra Nevada mixed conifer forest. Vegetation includes various montane forest species and an understory containing brush species such as manzanita, snow brush, bitterbrush, oak, and chinquapin. Drought conditions and beetle infestations have also left many areas with dead or dying trees, increasing the risk for wildfires

3. GEOLOGICAL CONDITIONS

- a. The geological processes that created the Tahoe Basin are still active. The Fire District's entire land surface is in the high-to-moderate seismic hazard zones. The West Tahoe Fault is adjacent to the District.
- b. An earthquake is highly probable and could damage numerous structures and infrastructure. This catastrophic damage would put the general public at high risk. Emergency response crews would not be able to respond to every incident immediately. Built-in fire protection and other safety measures, such as limitations of building height, stories, and areas, would provide a higher level of safety for building occupants, property, and emergency responders. Built-in life safety systems provide an additional measure of safety where the potential loss of life is high.

4. OTHER CONDITIONS

- a. Revisions made to address administrative policies and procedures established in the Fire District.
- b. Revisions made to include errata and/or editorially correct code language.
- c. Revisions made to correlate with other State regulations.

CONCLUSION

Local climatic, geographic and topographic conditions described above increase the frequency, intensity, and size of fires involving buildings in the District. Further, these conditions impact potential damage to structures from an earthquake and subsequent fire. Therefore, it is reasonably necessary that the California Fire Code be modified to mitigate the effects of the above conditions.

2025 CFC FINDINGS OF FACT

2025 CFC Section	Title	Findings
101.1	Title	4a
105.5.19	Floor Finishing	4a
105.5.20	Fruit and Crop Ripening	4a
105.5.21	Fumigation and Insecticidal Fogging	4a, 4c
105.5.30	LP-gas	4a
105.5.43	Private Fire Hydrants	4a
105.5.51	Temporary Membrane Structures, Special Event Structures and Tents	4a
105.6.26	Exterior Fire Sprinklers	4a, 2f
108.2	Schedule of Fees	4a
108.7	Cost Recovery Fees	4a
110.3.1	Submission of Records	4a
112.1	Borad of Appeals Established	4a
112.3	Qualifications	4a
113.3	Notice of Violation	4a
113.4	Violation Penalties	4a
202	Campfire	1e, 2f
202	District	4a
202	Fire Chief	4a
202	Jurisdiction	4a

2025 CFC Section	Title	Findings
307.1.1	Prohibited Open Burning	1e, 1f, 1g, 2b, 2f
307.4.4	Campfires	1e, 1f, 1g, 2b, 2f
308.1.11	Outdoor Open Flame Appliances	1e, 1f, 1g, 2b, 2f
311.5 through 311.5.5	Placards	4a
403.1	General	4a
503.2.1	Dimensions	1c, 2a, 2b, 2d, 2e, 3b
503.2.5	Dead Ends	1c, 2a, 2b, 2d, 2e, 3b
505.1	Address Identification	1b, 1c, 2a, 2b, 2d, 2e, 3b
506.1.1	Locks	1c, 2a, 2b, 2d, 2e, 3b
506.1.3	Key Boxes for Buildings with Automatic Sprinkler Systems	1b, 1c, 2a, 2b, 2d, 2e, 3b
506.1.4	Key Boxes for Buildings with Fire Alarms Systems	1b, 1c, 2a, 2b, 2d, 2e, 3b
509.2.1	Electrical Shunt Trip/Switch	1b, 1c, 2a, 2b, 2d, 2e, 3b
605.8	Meters and Equipment	1b, 1c, 2a, 2b, 2c, 2d, 2e, 3b
606.3.3.2	Grease Accumulation	1b, 1c
903.2	Where Required	1b, 1c, 1f, 2b, 2c, 2d, 2e, 2f, 3b
903.2.1	Group A	1b, 1c, 1f, 2b, 2c, 2d, 2e, 2f, 3b
903.2.1.1 through 903.2.1.4	Group A-1 through Group A-4	1b, 1c, 1f, 2b, 2c, 2d, 2e, 2f, 3b
903.2.1.7	Multiple Fire Areas	1b, 1c, 1f, 2b, 2c, 2d, 2e, 2f, 3b
903.2.2	Group B	1b, 1c, 1f, 2b, 2c, 2d, 2e, 2f, 3b
903.2.2.1	Ambulatory Care Facilities	1b, 1c, 1f, 2b, 2c, 2d, 2e, 2f, 3b
903.2.3	Group E	1b, 1c, 1f, 2b, 2c, 2d, 2e, 2f, 3b

2025 CFC Section	Title	Findings
903.2.4	Group F	1b, 1c, 1f, 2b, 2c, 2d, 2e, 2f, 3b
903.2.5.1	Group H	1b, 1c, 1f, 2b, 2c, 2d, 2e, 2f, 3b
903.2.7	Group M	1b, 1c, 1f, 2b, 2c, 2d, 2e, 2f, 3b
903.2.8.1	Group R-3	1b, 1c, 1f, 2b, 2c, 2d, 2e, 2f, 3b
903.2.9	Group S	1b, 1c, 1f, 2b, 2c, 2d, 2e, 2f, 3b
903.2.9.1 through 903.2.9.4	Group S-1	1b, 1c, 1f, 2b, 2c, 2d, 2e, 2f, 3b
903.2.10 through 903.2.10.2	Group S-2	4b
903.2.18	Group U Occupancies, Private Garages and Carports Accessory to Group R-3 Occupancies	1b, 1c, 1f, 2b, 2c, 2d, 2e, 2f, 3b
903.3.11	Fire Sprinkler Control Room	1b, 1c, 1f, 2f
903.4.1	Electronic Supervision	1b, 1c, 1f, 2b, 2c, 2d, 2e, 2f, 3b
903.4.2	Monitoring	1b, 1c, 1f, 2b, 2c, 2d, 2e, 2f, 3b
903.4.3	Alarms	1b, 1c, 1f, 2b, 2c, 2d, 2e, 2f, 3b
903.4.4	Alarms in Residential Occupancies	1b, 1c, 1f, 2b, 2c, 2d, 2e, 2f, 3b
903.6	Where Required in Existing Buildings and Structures	1b, 1c, 1f, 2b, 2c, 2d, 2e, 2f, 3b
904.14.6	Monitoring	1b, 1c, 1f, 2b, 2c, 2d, 2e, 2f, 3b
907.2.1	Group A	1b, 1c, 1f, 2b, 2c, 2d, 2e, 2f, 3b
907.2.2	Group B	1b, 1c, 1f, 2b, 2c, 2d, 2e, 2f, 3b
907.2.4	Group F	1b, 1c, 1f, 2b, 2c, 2d, 2e, 2f, 3b

2025 CFC Section	Title	Findings
907.2.5	Group H	1b, 1c, 1f, 2b, 2c, 2d, 2e, 2f, 3b
907.2.7	Group M	1b, 1c, 1f, 2b, 2c, 2d, 2e, 2f, 3b
907.2.7.1	Occupant Load	1b, 1c, 1f, 2b, 2c, 2d, 2e, 2f, 3b
907.2.8.1	Manual Fire Alarm System	1b, 1c, 1f, 2b, 2c, 2d, 2e, 2f, 3b
907.2.9.1	Manual Fire Alarm System	1b, 1c, 1f, 2b, 2c, 2d, 2e, 2f, 3b
907.2.10	Group S	1b, 1c, 1f, 2b, 2c, 2d, 2e, 2f, 3b
907.6.6	Monitoring	1b, 1c, 1f, 2b, 2c, 2d, 2e, 2f, 3b
907.9	Where Required in Existing Buildings and Structures	1b, 1c, 1f, 2b, 2c, 2d, 2e, 2f, 3b
907.11	Fire Alarm Control Room	1b, 1c, 1f, 2f
Chapter 11	Construction Requirements for Existing Buildings	4c
1203.1.3	Installation	1c, 2a, 4c
1203.7	Protection from Horizontal Impact	1d, 2a
1203.8	Carbon Monoxide Detection	1b, 1c, 1f, 2f
1205.4.3	Rapid Shutdown Switch	1b, 1c, 1d, 2a, 3b
Chapter 25	Fruit and Crop Ripening	4c
Chapter 26	Fumigation and Insecticidal Fogging	4c
3307.1.4	Premises Identification	1b, 1c, 2c, 2f
3307.2.1	Combustible Building Materials	1b, 1g, 2e, 2f, 3b
3307.2.2 through 3307.2.2.3	Vertical Construction	1b, 1g, 2e, 2f, 3b
4104.2	Open-Flame Cooking Devices	1e, 1g, 2a, 2d, 2f
5704.2.9.6.1	Locations Where Above-Ground Tanks are Prohibited	1b, 1c, 1d, 2a, 2c, 2d, 2e, 3b

2025 CFC Section	Title	Findings
5704.6.2.4.4	Locations Where Above-Ground Tanks are Prohibited	1b, 1c, 1d, 2a, 2c, 2d, 2e, 3b
5806.2	Limitations	1b, 1c, 1d, 2a, 2c, 2d, 2e, 3b
6101.3	Construction Documents	1b, 1c, 1d, 2a, 2c, 2d, 2e, 3b
6101.4	Referenced Standard	1b, 1d, 2c, 2f, 3b
6101.5	Inspection After Interruption of Service	1b, 1d, 2c, 2f, 3b
6104.2	Maximum Capacity within Established Limits	1b, 1c, 1d, 2a, 2c, 2d, 2e, 3b
Chapter 80, NFPA 13D, 7.1.5	Nameplate	1c, 2a, 4a, 3b
Chapter 80, NFPA 13D, 5.1.1.2	Spare Sprinklers	1c, 2a, 4a, 3b
Chapter 80, NFPA 13D, 11.2.1.5	Underground piping	1c, 2a, 4a, 3b
Appendix B, Table B105.2	Required Fire Flow for Buildings Other Than One- and Two-family Dwellings, Group R-3 and R-4 Buildings and Townhouses	1b, 1c, 1f, 2b, 2c, 2d, 2e, 2f, 3b
Appendix C, Table C102.1	Required number and spacing of fire hydrants	1b, 1c, 1f, 2b, 2c, 2d, 2e, 2f, 3b
Appendix D, D103.2	Grade	1a, 1b, 2a, 2b, 2c, 2d, 2f, 3a, 3b
Appendix D, D104.2	Buildings Exceeding 62,000 Square Feet in Area	1a, 1b, 2a, 2b, 2c, 2d, 2f, 3a, 3b
Appendix D, D104.3	Remoteness	1a, 1b, 2a, 2b, 2c, 2d, 2f, 3a, 3b
Appendix D, D105.1	Where Required	1b, 1c, 2a, 2b, 2d, 2f, 3b
Appendix D, D106.1	Projects Having More than 100 Dwelling Units	1a, 1b, 2a, 2b, 2c, 2d, 2f, 3a, 3b
Appendix D, D107.1	One-or Two-Family Dwelling Residential Developments	1a, 1b, 2a, 2b, 2c, 2d, 2f, 3a, 3b

ATTACHMENTS:

Exhibit A: NCSD Boundary Map

Exhibit B: Proposed Ordinance 41-25 “An Ordinance amending and adopting the 2025 edition of the California Building Standards Code (Title 24, California Code of Regulations), Part 9 (2025 California Fire Code) and Appendices; and repealing Ordinance No. 39-22 of the Northstar Community Services District and all other ordinances and parts of ordinances in conflict therewith.”

SECTION 3. This resolution was duly passed by the Board of Directors of the Northstar Community Services District, located in the County of Placer, at a regular meeting held on _____, 2025, by the following vote on roll call:

Ayes:

Noes:

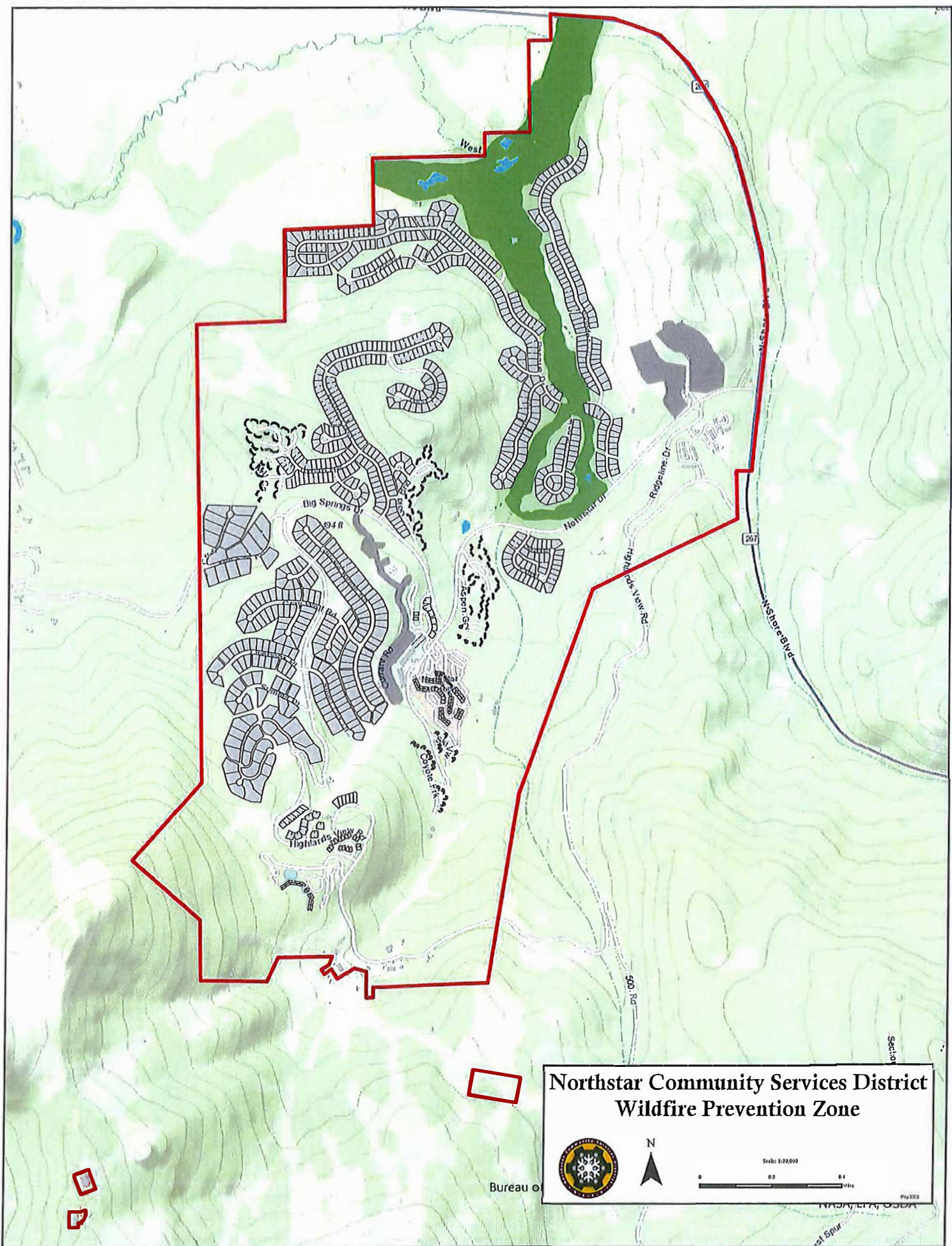
Absent:

APPROVED:

_____ **John Radanovich, President of the Board**

ATTEST:

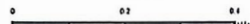
_____ **Julie Zangara, Secretary of the Board**



**Northstar Community Services District
Wildfire Prevention Zone**



Scale: 1:22,000



May 2008

Bureau o

**Northstar Community Services District
ORDINANCE
of the Board of Directors**

Ordinance No. 41-25

AN ORDINANCE OF THE NORTHSTAR COMMUNITY SERVICES DISTRICT ADOPTING THE 2025 EDITION OF THE CALIFORNIA FIRE CODE AND PORTIONS OF THE 2024 INTERNATIONAL FIRE CODE, REGULATING AND GOVERNING THE SAFEGUARDING OF LIFE AND PROPERTY FROM FIRE AND EXPLOSION HAZARDS ARISING FROM THE STORAGE, HANDLING AND USE OF HAZARDOUS SUBSTANCES, MATERIALS AND DEVICES, AND FROM CONDITIONS HAZARDOUS TO LIFE OR PROPERTY IN THE OCCUPANCY OF BUILDINGS AND PREMISES IN THE NORTHSTAR COMMUNITY SERVICES DISTRICT; PROVIDING FOR THE ISSUANCE OF PERMITS AND COLLECTION OF FEES THEREFOR.

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, pursuant to Health and Safety Code Section 13869, the District may adopt by reference the 2025 California Fire Code, which establishes minimum building standards related to fire and hazardous conditions; and

WHEREAS, pursuant to Health and Safety Code Sections 13869.7, 17958.5, and 17958.7, the District may adopt standards more stringent than state standards when such modifications are reasonably necessary because of local climatic, geological or topographical conditions; and

WHEREAS, the Board of Directors has made express findings on the necessity of the modifications and has directed that those findings be submitted to the County of Placer with a copy of this Ordinance.

NOW THEREFORE, the Board of Directors of the Northstar Community Services District does ordain as follows:

SECTION 1 California Fire Code – Adopted.

That a certain document, three copies of which are on file in the Office of the Clerk of the Northstar Community Services District, being marked and designed as the California Code of Regulations, Title 24, Part 9, 2025 Edition of the California Fire Code published by the International Code Council and the California Building Standards Commission with errata, together with those portions of the 2024 Edition of the International Fire Code including Appendices B, C, D and H published by the International Code Council not included in the California Building Standards Code, as modified and amended by this Ordinance, are adopted by this reference into this Ordinance, and are hereby collectively declared to be the Northstar

Community Services District Fire Code for the purpose of regulating the safeguarding of life, property, and public welfare to a reasonable degree from the hazards of fire, hazardous materials release and explosion arising from the storage, use and handling of dangerous and hazardous materials, substances, and devices, conditions hazardous to life or property in the occupancy and use of buildings and premises, the operation, installation, construction, location, safeguarding and maintenance of attendant equipment, providing for the issuance of permits and collection of fees therefore, and providing penalties for violation of such code.

SECTION 2 Northstar Community Services District Fire Code – Amended.

The following sections are amended or added to the Northstar Community Services District Fire Code.

Table of Contents

<u>Section 101.1 amended – Title.</u>	18
<u>Section 105.5.19 deleted – Floor finishing.</u>	18
<u>Section 105.5.20 deleted – Fruit and crop ripening.</u>	19
<u>Section 105.5.21 deleted – Fumigation and insecticidal fogging.</u>	19
<u>Section 105.5.30 amended – LP-gas.</u>	19
<u>Section 105.5.43 amended – Private fire hydrants.</u>	19
<u>Section 105.5.51 amended – Temporary membrane structures, special event structures and tents.</u>	19
<u>Section 105.6.26 added – Exterior fire sprinklers.</u>	19
<u>Section 108.2 amended – Schedule of permit fees.</u>	19
<u>Section 108.7 added – Cost recovery fees.</u>	20
<u>Section 110.3.1 added – Submission of records.</u>	20
<u>Section 112.1 amended – General.</u>	20
<u>Section 112.3 deleted – Qualifications.</u>	20
<u>Section 113.3 amended – Notice of violation.</u>	20
<u>Section 113.4 amended – Violation penalties.</u>	20
<u>Section 202 amended – General definitions.</u>	21
<u>Section 307.1.1 amended – Prohibited open burning.</u>	21
<u>Section 307.4.4 added – Campfires.</u>	21
<u>Section 308.1.11 added – Outdoor open flame appliances.</u>	22
<u>Sections 311.5 through 311.5.5 deleted – Placards.</u>	22
<u>Section 403.1 amended – General.</u>	22
<u>Section 503.2.1 amended – Dimensions.</u>	22
<u>Section 503.2.5 amended – Dead ends.</u>	23
<u>Section 505.1 amended – Address identification.</u>	23
<u>Section 506.1.1 amended – Locks.</u>	23
<u>Section 506.1.3 added – Key boxes for buildings with automatic sprinkler systems.</u>	23
<u>Section 506.1.4 added – Key boxes for buildings with fire alarm systems.</u>	24

<u>Section 509.2.1 added – Electrical shunt trip/switch.</u>	24
<u>Section 605.8 amended – Meters and equipment.</u>	24
<u>Section 606.3.3.2 amended – Grease accumulation.</u>	26
<u>Section 903.2 amended – Where required.</u>	26
<u>Section 903.2.1 amended – Group A.</u>	26
<u>Sections 903.2.1.1 through 903.2.1.4 deleted – Group A-1 through Group A-4.</u>	26
<u>Section 903.2.1.7 deleted – Multiple fire areas.</u>	26
<u>Section 903.2.2 amended – Group B.</u>	26
<u>Section 903.2.2.1 amended – Ambulatory care facilities.</u>	26
<u>Section 903.2.3 amended – Group E.</u>	27
<u>Section 903.2.4 amended – Group F.</u>	27
<u>Section 903.2.5.1 amended – General.</u>	27
<u>Section 903.2.7 amended – Group M.</u>	27
<u>Section 903.2.8.1 amended – Group R-3.</u>	27
<u>Section 903.2.9 amended – Group S.</u>	27
<u>Sections 903.2.9.1 through 903.2.9.4 deleted – Group S-1.</u>	28
<u>Sections 903.2.10 through 903.2.10.2 deleted – Group S-2.</u>	28
<u>Section 903.2.18 amended – Group U Occupancies, Private Garages and Carports Accessory to Group R-3 Occupancies.</u>	28
<u>Section 903.3.11 added – Fire Sprinkler Control Room.</u>	28
<u>Section 903.4.1 amended – Electronic supervision.</u>	28
<u>Section 903.4.2 amended – Monitoring.</u>	28
<u>Section 903.4.3 amended – Alarms.</u>	29
<u>Section 903.4.4 added – Alarms in residential occupancies.</u>	29
<u>Section 903.6 amended – Where required in existing buildings and structures.</u>	29
<u>Section 904.14.6 added – Monitoring.</u>	29
<u>Section 907.2.1 amended – Group A.</u>	30
<u>Section 907.2.2 amended – Group B.</u>	30
<u>Section 907.2.4 amended – Group F.</u>	30
<u>Section 907.2.5 amended – Group H.</u>	31
<u>Section 907.2.7 amended – Group M.</u>	31
<u>Section 907.2.7.1 deleted – Occupant Load.</u>	31
<u>Section 907.2.8.1 amended – Manual fire alarm system.</u>	31
<u>Section 907.2.9.1 amended – Manual fire alarm system.</u>	31
<u>Section 907.2.10 amended – Group S.</u>	31
<u>Section 907.6.6 amended – Monitoring.</u>	32
<u>Section 907.9 amended – Where required in existing buildings and structures.</u>	32

<u>Section 907.11 added – Fire Alarm Control Room.</u>	32
<u>Chapter 11 amended – Construction requirements for existing buildings.</u>	32
<u>Section 1203.1.3 amended – Installation.</u>	33
<u>Section 1203.7 added – Protection from horizontal impact.</u>	33
<u>Section 1203.8 added – Carbon monoxide detection.</u>	33
<u>Section 1205.4.3 amended – Rapid shutdown switch.</u>	33
<u>Chapter 25 deleted – Fruit and crop ripening.</u>	33
<u>Chapter 26 deleted – Fumigation and insecticidal fogging.</u>	33
<u>Section 3307.1.4 added – Premises identification.</u>	34
<u>Section 3307.2.1 amended – Combustible building materials.</u>	34
<u>Sections 3307.2.2 through 3307.2.2.3 deleted – Vertical construction.</u>	34
<u>Section 4104.2 deleted – Open-flame cooking devices.</u>	34
<u>Section 5704.2.9.6.1 amended – Locations where above-ground tanks are prohibited.</u>	34
<u>Section 5706.2.4.4 amended – Locations where above-ground tanks are prohibited.</u>	34
<u>Section 5806.2 amended – Limitations.</u>	34
<u>Section 6101.3 amended – Construction documents.</u>	34
<u>Section 6101.4 added – Referenced standard.</u>	35
<u>Section 6101.5 added – Inspection after interruption of service.</u>	35
<u>Section 6104.2 amended – Maximum capacity within established limits.</u>	35
<u>Chapter 80 amended – Referenced standards – NFPA 13D.</u>	35
<u>Table B105.2, Footnote a amended – Required fire flow for buildings other than one- and two-family dwellings, Group R-3 and R-4 buildings and townhouses.</u>	35
<u>Table C102.1, Footnote f amended – Required number and spacing of fire hydrants.</u>	35
<u>Section D103.2 amended – Grade.</u>	36
<u>Section D104.2 amended – Buildings exceeding 62,000 square feet in area.</u>	36
<u>Section D104.3 amended – Remoteness.</u>	36
<u>Section D105.1 amended – Where required.</u>	36
<u>Section D106.1 amended – Projects having more than 100 dwelling units.</u>	36
<u>Section D107.1 amended – One- or two-family dwelling residential developments.</u>	36

Section 101.1 amended – Title.

Section 101.1 of Chapter 1 is amended to read as follows:

101.1 Title. These regulations shall be known as the Northstar Community Services District Fire Code, hereinafter referred to as “this code.”

Section 105.5.19 deleted – Floor finishing.

Section 105.5.19 of Chapter 1 is deleted.

Section 105.5.20 deleted – Fruit and crop ripening.

Section 105.5.20 of Chapter 1 is deleted.

Section 105.5.21 deleted – Fumigation and insecticidal fogging.

Section 105.5.21 of Chapter 1 is deleted.

Section 105.5.30 amended – LP-gas.

Exception to Item 1 of Section 105.5.30 of Chapter 1 is amended to read as follows:

Exception: A permit is not required for individual containers with a 125-gallon (473 L) water capacity or less or multiple container systems having an aggregate quantity not exceeding 500 gallons (1893 L), serving occupancies in Group R-3.

Section 105.5.43 amended – Private fire hydrants.

Section 105.5.43 of Chapter 1 is amended.

105.5.43 Private fire hydrants. An operational permit is required for the removal from service, use or operation of private fire hydrants.

~~**Exception:** A permit is not required for private industry with trained maintenance personnel, private fire brigade or fire departments to maintain, test and use private hydrants.~~

Section 105.5.51 amended – Temporary membrane structures, special event structures and tents.

Section 105.5.51 of Chapter 1 is amended to read as follows:

105.5.51 Temporary membrane structures, special event structures and tents. An operational permit is required to operate an air-supported temporary membrane structure, a temporary special event structure or a tent having an area ~~in excess of~~ 400 square feet (37 m²) or more.

Exceptions:

1. Tents used exclusively for recreational camping purposes.
2. Tents, curtains and extensions attached thereto, when used for funeral services.
3. ~~Tents open on all sides, which comply with all of the following:~~
 - 3.1. ~~Individual tents having a maximum size of 700 square feet (65 m²).~~
 - 3.2. ~~The aggregate area of multiple tents placed side by side without a fire break clearance of not less than 12 feet (3658 mm) shall not exceed 700 square feet (65 m²) total.~~
 - 3.3. ~~A minimum clearance of 12 feet (3658 mm) to structures and other tents shall be provided.~~

Section 105.6.26 added – Exterior fire sprinklers.

Section 105.6.26 is added to Chapter 1 to read as follows:

105.6.26 Exterior fire sprinklers. A construction permit is required for the installation, modification or removal from service of exterior fire sprinklers installed for protection during a wildland fire. Maintenance performed in accordance with this code is not considered to be a modification and does not require a permit.

Section 108.2 amended – Schedule of permit fees.

Section 108.2 of Chapter 1 is amended to read as follows:

108.2 Schedule of fees. Fees for District services shall be paid by the applicant or owner. Fees for permits, administrative services, cost recovery and capital improvement impacts shall be in accordance with the fee schedule established by the District.

Section 108.7 added – Cost recovery fees.

Section 108.7 is added to Chapter 1 to read as follows:

108.7 Cost recovery fees. Fire service fees may be charged to any person, firm, corporation or business that through negligence, violation of the law, or as a result of carelessness, is responsible for the cause of the District to respond to the scene of an incident. The District Board may 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. (Health and Safety Code section 13916.) The fee shall not exceed the actual cost of responding to the scene and emergency operations at the incident.

Section 110.3.1 added – Submission of records.

Section 110.3.1 is added to Chapter 1 to read as follows:

110.3.1 Submission of records. Contractors, engineers, test companies and licensed or certified testers who perform inspection, testing or maintenance services on fire protection and life safety systems and equipment are required to electronically submit all compliant and non-compliant reports to the Northstar Community Services District via a method approved by the fire code official.

Section 112.1 amended – General.

Section 112.1 of Chapter 1 is amended to read as follows:

112.1 Board of appeals established. In order to hear and decide appeals of orders, decisions or determinations made by the fire code official relative to the application and interpretation of this code, there shall be and is hereby created a board of appeals, comprised of the Board of Directors of the District. The board of appeals shall adopt rules of procedure for conducting its business and shall render all decisions and findings in writing to the appellant with a duplicate copy to the fire code official.

Section 112.3 deleted – Qualifications.

Section 112.3 of Chapter 1 is deleted.

Section 113.3 amended – Notice of violation.

Section 113.3 of Chapter 1 is amended to read as follows:

113.3 Notice of violation. Where the fire code official finds a building, premises, vehicle, storage facility or outdoor area that is in violation of this code, the fire code official is authorized to prepare a written notice of violation describing the conditions deemed unsafe and, where compliance is not immediate, specifying a time for reinspection.

The fire code official may issue citations for violations of this code pursuant to Health and Safety Code section 13871 and Penal Code section 853.6.

Section 113.4 amended – Violation penalties.

Section 113.4 of Chapter 1 is amended to read as follows:

113.4 Violation penalties. Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the fire code official, or of a

permit or certificate used under provisions of this code, shall be guilty of a misdemeanor, punishable by a fine of not more than \$1,000.00 or by imprisonment not exceeding 90 days, or both such fine and imprisonment. Each day that a violation continues after due notice has been served shall be deemed a separate offense. (Health and Safety Code, §§13145, 17995.)

Section 202 amended – General definitions.

Section 202 of Chapter 2 is amended by adding or revising certain definitions to read as follows:

CAMPFIRE. An outdoor fire which is used for cooking, personal warmth, lighting, or aesthetic purposes. This includes fires using jellied, liquid, solid or gaseous fuels and may be contained within outdoor fireplaces and enclosed stoves with flues or chimneys, stoves, portable barbecue pits, braziers, or space heating devices which are used outside of any structure, mobile home or any living accommodation mounted on a vehicle.

DISTRICT. The Northstar Community Services District and all areas within the exterior boundaries thereof as now or hereafter established.

FIRE CHIEF. The chief officer of the fire department serving the Northstar Community Services District, or a duly authorized representative, also referred to herein as the “fire code official.”

JURISDICTION. The Northstar Community Services District and all areas within the exterior boundaries thereof as now or hereafter established.

Section 307.1.1 amended – Prohibited open burning.

Section 307.1.1 of Chapter 3 is amended to read as follows:

307.1.1 Prohibited open burning. Open burning, campfires, bonfires, portable outdoor fireplaces and recreational fires, shall be prohibited when atmospheric conditions or local circumstances make such fires hazardous including when, in the judgment of the fire chief or his designee, the menace of destruction by fire to life, improved property, or natural resources is, or is forecast to become, extreme due to critical fire weather, fire suppression forces being heavily committed to control fires already burning, acute dryness of the vegetation, or other factors that may cause the rapid spread of fire such as high winds, low fuel moistures, fire weather or Red Flag Warnings, severe threat of wildland fire, or issuance of Fire Restrictions on lands adjacent to the District by the United States Forest Service or CalFIRE.

Exceptions:

1. Prescribed burning for the purpose of reducing the impact of wildland fire when authorized by the fire code official.
2. Gaseous-fueled outdoor fire pits and barbecues, and pellet grills/smokers unless a Red Flag Warning has been issued
3. Charcoal barbecues for a commercial restaurant, catering operation or special event, where additional mitigations have been approved by the fire code official.

Section 307.4.4 added – Campfires.

Section 307.4.4 is added to Chapter 3 to read as follows:

307.4.4 Campfires. Campfires shall comply with Sections 307.4.4.1 and 307.4.4.2.

307.4.4.1 Prohibited. It is unlawful for any person to light, maintain, or use a campfire upon or near any brush-covered land, grass-covered land, or forest-covered land during the time when burning permits are suspended by the Director of the Department of Forestry, the CalFIRE Unit Chief or the authority having jurisdiction.

307.4.4.2 Campfire restrictions. When campfires are allowed, it shall be unlawful for any person to light, maintain, or use a campfire upon any brush-covered land, grass-covered land, or forest covered land unless the following minimum requirements are complied with.

1. The area within 5 feet of the periphery of the campfire is cleared of all combustible material and vegetation.
2. One serviceable shovel with a handle of at least 12 inches is ready for use at the immediate area of the campfire.
3. Campfires shall be limited to dimensions of 12 inches by 12 inches, unless in an approved manufactured cooking device or fire ring.
4. Written permission of the landowner must be obtained prior to the ignition of the campfire and shall be on site.

Section 308.1.11 added – Outdoor open flame appliances.

Section 308.1.11 is added to Chapter 3 to read as follows:

308.1.11 Outdoor open flame appliances. Outdoor open flame appliances, including permanently installed outdoor fireplaces, fire pits, BBQ's, pizza ovens and any other open flame outdoor device that is connected to a residential or commercial gas line service shall be installed in accordance with the following:

1. All parts and assemblies to be tested and certified by UL, CSA, or ANSI.
2. A gas shut-off valve located shall be installed at the stub out and provided with ready access.
3. A second gas shut-off valve shall be located within 3 feet (9115 mm) to 5 feet (1524 mm) of device where the primary shut-off valve is further than 6 feet (1829 mm) from the appliance.
4. The appliance shall include a timer device which allows a maximum operating time of three hours. The timer shall require a manual reset.
5. A separation distance of 10 feet (3048 mm) feet vertically and horizontally shall be provided to all combustible materials, not including the support structure. The separation distance shall be measured from the open flame.

Exception: Where approved by the fire code official, the separation distance can be reduced provided the manufacturer's installation guidelines specify a lesser distance to combustible materials.

6. The surface supporting the appliance shall be of an ignition-resistant or fire-resistant material for a distance of 2 feet (610 mm) in all directions from the appliance.
7. The appliance shall produce a maximum flame height of 2 feet (610 mm).

Sections 311.5 through 311.5.5 deleted – Placards.

Sections 311.5 through 311.5.5 of Chapter 3 are deleted.

Section 403.1 amended – General.

Section 403.1 of Chapter 4 is amended to read as follows:

403.1 General. In addition to the requirements of Section 401, occupancies, uses and outdoor locations shall comply with the emergency preparedness requirements set forth in Sections 403.2 through 403.11.3.3, where required by the fire code official. Where a fire safety and evacuation plan is required, evacuation drills shall be in accordance with Section 405 and employee training shall be in accordance with Section 406.

Section 503.2.1 amended – Dimensions.

Section 503.2.1 of Chapter 5 is amended to read as follows:

503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for approved security gates in

accordance with Section 503.6, and an unobstructed vertical clearance of not less than 15 feet (4572 mm). Driveways shall have an unobstructed width of not less than 12 feet (3658 mm).

Section 503.2.5 amended – Dead ends.

Section 503.2.5 of Chapter 5 is amended to read as follows:

503.2.5 Dead ends. Dead-end fire apparatus access roads and driveways in excess of 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus.

Section 505.1 amended – Address identification.

Section 505.1 of Chapter 5 is amended to read as follows:

505.1 Address identification. New and existing buildings shall be provided with address identification as specified below. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 4 inches (102 mm) high with a minimum stroke width of ½ inch (12.7 mm). Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address identification shall be maintained.

1. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property.
2. The address shall be placed at each driveway entrance and visible from both directions of travel along the road.
3. The address shall be posted at the beginning of construction and shall be maintained thereafter.
4. Address signs along one-way roads shall be visible from both the intended direction of travel and the opposite direction.
5. Where multiple addresses are required at a single driveway, they shall be mounted on a single post.
6. Where a roadway provides access solely to a single commercial or industrial business, the address sign shall be placed at the nearest road intersection providing access to that site.

Section 506.1.1 amended – Locks.

Section 506.1.1 of Chapter 5 is amended to read as follows:

506.1.1 Locks. An approved lock shall be installed on gates or similar barriers, and gated residential driveways where required by the fire code official.

Section 506.1.3 added – Key boxes for buildings with automatic sprinkler systems.

Section 506.1.3 is added to Chapter 5 to read as follows:

506.1.3 Key Boxes for buildings with automatic sprinkler systems. Any building or complex of buildings, ~~in which~~ with an automatic sprinkler system ~~is installed~~, shall be provided with a key box, mounted in an approved location, containing appropriate keys for fire department access. This section applies to all new facilities, and to existing facilities when required by the fire code official.

Section 506.1.4 added – Key boxes for buildings with fire alarm systems.

Section 506.1.4 is added to Chapter 5 to read as follows:

506.1.4 Key boxes for buildings with fire alarm systems. Any building or complex of buildings, ~~in which~~ with a fire alarm sprinkler system is installed, shall be provided with a key box, mounted in an approved location, containing appropriate keys for fire department access. This section applies to all new facilities, and to existing facilities when required by the fire code official.

Section 509.2.1 added – Electrical shunt trip/switch.

Section 509.2.1 is added to Chapter 5 to read as follows:

509.2.1 Electrical shunt trip/switch. ~~New structures and remodeled structures~~ A remote electrical shunt trip/switch shall be provided with a remote main power electrical shunt switch on the exterior of the building where any of the following conditions occur:

1. In new or remodeled structures where the main power disconnect switch is located on the interior of a building,
2. In new or remodeled structures where the main power disconnect switch is inaccessible to fire department personnel due to location or to climatic conditions, or
3. ~~The facility is~~ In new or remodeled structures equipped with multiple electrical sources, such as fuel cells, ESS, generators or solar photovoltaic systems.
4. In existing structures where a new electrical power source is provided, such as fuel cells, ESS, generators or solar photovoltaic systems.

Exception: Facilities where the fire code official determines the electrical shunt trip/switch is not required.

The electrical shunt trip/switch shall be installed in an approved location on the exterior of the building and protected from the elements.

Where multiple power sources serve a structure, an electrical shunt trip/switch shall be provided for each power source. Multiple power sources can be connected to a single electrical shunt trip/switch where allowed by the *California Electrical Code*. Where multiple electrical shunt/trip switches are provided for a single structure, the shunt/trip switches shall be separated by no more than 3 feet (914 mm).

~~—The remote main power~~ Electrical shunt trip/switches shall be hard wired to all the power sources it controls. The electrical shunt trip/switch shall be installed on the exterior of the building in an approved location and protected from the elements. The Each electrical shunt trip/switch shall have an approved, permanently mounted, weatherproof sign marked with indicating the power source it controls. For example, “MAIN POWER SHUNT TRIP SWITCH”, “GENERATOR SHUNT TRIP SWITCH”, “ENERGY STORAGE BATTERIES SHUNT TRIP SWITCH”, etc.

Section 605.8 amended – Meters and equipment.

Section 605.8 of Chapter 6 is amended to read as follows:

605.8 Meters and equipment. ~~New and existing above-ground gas meters, regulators and piping subject to damage shall be protected by a barrier complying with Section 312 or otherwise protected in an approved manner. Above-ground meters, regulators, secondary regulators and piping supplying fuel to fuel-fired appliances shall be protected in accordance with the following:~~

1. New above-ground meters, regulators, secondary regulators and piping supplying fuel to fuel-fired appliances shall be protected in accordance with Section 605.8.1.
2. Existing above-ground meters, regulators, secondary regulators and piping supplying fuel

to fuel-fired appliances shall be protected in accordance with Section 605.8.1 when required by the fire code official.

For LP-gas installations, see Section 6101.4.

605.8.1 Gas Protection of meters, regulators and piping. For new installations, the gas meter assembly shall be located at the gable end of the building or under an engineered deck, as close as practical to the building wall. Above-ground meters, regulators, secondary regulator and piping supplying fuel to fuel-fired appliances shall comply with the following:

1. Meters, regulators and piping subject to vehicular damage shall be protected by a barrier in accordance with Section 312.
2. New meter installations shall be as close as practical to the building wall and located at the gable end of the building or under an engineered deck.
3. A protective cover shall be installed over meters, regulators and piping. The protective cover shall comply with the following:
 - 3.1. The protective cover shall be capable of supporting the design snow load over the meter and piping assembly.
 - 3.2. The protective cover shall meet the approval by the fuel supplier.
 - 3.3. The protective cover shall allow ready access to the gas meter and piping.
 - 3.4. Where the protective cover encloses the meter and piping assembly on all sides, an approved removable panel shall be provided which can be removed without the use of tools at the front of the protective cover.

Exception: The Southwest Gas standard is an acceptable alternative for the protective cover, provided the cover also complies with Item 3.4.

4. Meters, regulators and piping shall be protected from horizontal slide or shift of snow and ice where underground piping extends above ground on a sloping grade or in a location where snow and ice can build up and encroach laterally into the protective cover. The barrier or method of protection shall be approved by the fire code official.

605.8.2 Protective cover. For new and existing gas meters, a protective cover, designed to support the design snow load for the building shall be installed over the meter assembly, securely supported by the ground or diagonally to the building wall. The protective cover shall be approved by the gas supplier and designed to allow ready access to the gas meter. When supported by the ground, the footing for the supports shall be founded a minimum of 6 inches (152 mm) below finished grade. The protective cover shall not have doors.

605.8.2 Inspection after interruption of service. Prior to continued use and service of tanks, meters, regulators and piping shall be inspected and approved by the fire code official after any of the following events:

1. When service is interrupted or temporarily discontinued, because of a hazardous condition.
2. Change in size or type of service.
3. Replacement or repair of a tank, meter, regulator, valve or other exterior component, that is not part of routine maintenance for the gas supplier.
4. Relocation of exterior service equipment or piping.
5. Damage to buildings, tanks, meters, piping or exterior components to the extent that the servicing utility, fire department or building department determines the service to be potentially hazardous.

The inspection shall occur prior to refilling the tank or placing the equipment back in operation. Routine refilling of a tank and routine maintenance of interior appliances does not require this inspection and approval.

605.9.3 Protection from horizontal impact. New and existing gas meters shall be protected from horizontal slide or shift of snow and ice where located underground piping

~~extends above ground on a sloping grade. The barrier or method of protection shall be approved by the fire code official.~~

Section 606.3.3.2 amended – Grease accumulation.

Section 606.3.3.2 of Chapter 6 is amended to read as follows:

606.3.3.2 Grease accumulation. If during the inspection it is found that hoods, grease-removal devices, fans, ducts or other appurtenances have an accumulation of grease, such components shall be cleaned in accordance with ANSI/IKECA C10. Cleaning frequency shall not exceed 12 months, except for commercial cooking operations located in a building with Group R-1 and R-2 occupancies above shall be cleaned at intervals not exceeding 6 months.

Section 903.2 amended – Where required.

Section 903.2 of Chapter 9 is amended to read as follows:

903.2 Where required. Approved automatic sprinkler systems in new buildings and structures shall be provided in the locations described in Sections 903.2.1 through 903.2.23.

Exceptions:

1. Spaces or areas in telecommunications buildings used exclusively for telecommunications equipment, associated electrical power distribution equipment, batteries not required to have an automatic sprinkler system by Section 1207 for energy storage systems and standby engines, provided that those spaces or areas are equipped throughout with an automatic smoke detection system in accordance with Section 907.2 and are separated from the remainder of the building by not less than 1-hour fire barriers constructed in accordance with Section 707 of the Placer County Building Code or not less than 2-hour horizontal assemblies constructed in accordance with Section 711 of the Placer County Building Code, or both.
2. Low life hazard structures, such as stand-alone public restrooms and ski lift operator structures with an area less than 500 square feet where approved by the fire code official.

Section 903.2.1 amended – Group A.

Section 903.2.1 of Chapter 9 is amended to read as follows:

903.2.1 Group A. An automatic sprinkler system shall be provided throughout buildings containing a Group A-1, A-2, A-3 or A-4 occupancy.

Sections 903.2.1.1 through 903.2.1.4 deleted – Group A-1 through Group A-4.

Sections 903.2.1.1 through 903.2.1.4 of Chapter 9 are deleted.

Section 903.2.1.7 deleted – Multiple fire areas.

Section 903.2.1.7 of Chapter 9 is deleted.

Section 903.2.2 amended – Group B.

Section 903.2.2 of Chapter 9 is amended to read as follows:

903.2.2 Group B. An automatic sprinkler system shall be provided throughout buildings containing a Group B occupancy and as required in Sections 903.2.2.1 and 903.3.2.2.

Section 903.2.2.1 amended – Ambulatory care facilities.

Section 903.2.2.1 of Chapter 9 is amended to read as follows:

903.2.2.1 Ambulatory care facilities. An automatic sprinkler system shall be installed throughout the entire floor building containing an ambulatory care facility, ~~where either of the following conditions exist at any time:~~

- ~~1. Four or more care recipients are incapable of self-preservation.~~
- ~~2. One or more care recipients that are incapable of self-preservation are located at other than the level of exit discharge serving such a facility.~~

~~—In buildings where ambulatory care is provided on levels other than the level of exit discharge, an automatic sprinkler system shall be installed throughout the entire floor as well as all floors below where such care is provided, and all floors between the level of ambulatory care and the nearest level of exit discharge, the level of exit discharge, and all floors below the level of exit discharge.~~

~~**Exception:** Floors classified as an open parking garage are not required to be sprinklered.~~

Section 903.2.3 amended – Group E.

Section 903.2.3 of Chapter 9 is amended to read as follows:

903.2.3 Group E. An automatic sprinkler system shall be provided throughout all buildings containing a Group E occupancy.

1. For public school state-funded construction projects see Section 903.2.19.
2. For public school campuses, Kindergarten through 12th grade, see Section 903.2.20.

Section 903.2.4 amended – Group F.

Section 903.2.4 of Chapter 9 is amended to read as follows:

903.2.4 Group F. An automatic sprinkler system shall be provided throughout all buildings containing a Group F occupancy.

Section 903.2.5.1 amended – General.

Section 903.2.5.1 of Chapter 9 is amended to read as follows:

903.2.5.1 General. An automatic sprinkler system shall be provided throughout all buildings containing a Group H occupancy.

Section 903.2.7 amended – Group M.

Section 903.2.7 of Chapter 9 is amended to read as follows:

903.2.7 Group M. An automatic sprinkler system shall be provided throughout all buildings containing a Group M occupancy.

Section 903.2.8.1 amended – Group R-3.

Section 903.2.8.1 of Chapter 9 is amended to read as follows:

903.2.8.1 Group R-3. An automatic sprinkler system installed in accordance with Section 903.3.1.3 shall be permitted in one- and two-family dwellings, townhouses and Group R-3 occupancies. An automatic sprinkler system shall be installed in new manufactured homes, as defined in Health and Safety Code Sections 18007 and 18009, and multiple family manufactured homes with two dwelling units, as defined in Health and Safety Code Section 18008.7, in accordance with Section 4300 of Title 25 of the California Code of Regulations.

Section 903.2.9 amended – Group S.

Section 903.2.9 of Chapter 9 is amended to read as follows:

903.2.9 Group S. An automatic sprinkler system shall be provided throughout all buildings containing a Group S occupancy.

Sections 903.2.9.1 through 903.2.9.4 deleted – Group S-1.

Sections 903.2.9.1 through 903.2.9.4 of Chapter 9 are deleted.

Sections 903.2.10 through 903.2.10.2 deleted – Group S-2.

Sections 903.2.10 through 903.2.10.1 903.2.10.2 of Chapter 9 are deleted.

Section 903.2.18 amended – Group U Occupancies, Private Garages and Carports Accessory to Group R-3 Occupancies.

Section 903.2.18 of Chapter 9 is amended to read as follows:

903.2.18 Group U occupancies, private garages and carports accessory to Group R-3 occupancies. An automatic sprinkler system shall be provided throughout all buildings containing a Group U occupancy greater than 500 square feet (47 m²).

Carports with habitable space above and attached garages, accessory to Group R-3 occupancies, shall be protected by residential fire sprinklers in accordance with this section. Residential fire sprinklers shall be connected to, and installed in accordance with, an automatic residential fire sprinkler system that complies with Section R313 R309 of the *California Residential Code* or with NFPA 13D. Fire sprinklers shall be residential sprinklers or quick-response sprinklers, designed to provide a minimum density of 0.05 gpm/ft² (2.04 mm/min) over the area of the garage and/or carport, but not to exceed two sprinklers for hydraulic calculation purposes. Garage doors shall not be considered obstructions with respect to sprinkler placement.

Exception: ~~An automatic residential fire sprinkler system shall not be required when additions or alterations are made to existing carports and/or garages that do not have an automatic residential fire sprinkler system installed in accordance with this section.~~ An automatic residential fire sprinkler system shall not be required for detached garages or carports not greater than 500 square feet (47 m²).

Section 903.3.11 added – Fire Sprinkler Control Room.

Section 903.3.11 is added to Chapter 9 to read as follows:

903.3.11 Fire sprinkler control room. The automatic fire sprinkler system riser and control valves shall be located in an attached room or enclosure with access from an exterior door which has a minimum size of 3 feet (914 mm) wide and 6 feet 8 inches (2032 mm) high.

Exception: Control valves located underground.

The room or enclosure shall be a conditioned space and maintained at or above 40 degrees Fahrenheit.

In buildings where a required fire alarm control room is required in accordance with Section 907.11, the equipment required in the fire sprinkler control room and the equipment required in the fire alarm control room can be collocated in one room.

Exception: One- and two-family dwellings, townhouses and Group R-3 occupancies.

Section 903.4.1 amended – Electronic supervision.

Exception 1 to Section 903.4.1 of Chapter 9 is amended to read as follows:

1. Automatic sprinkler systems protecting one- and two-family dwellings and townhouses with less than 100 sprinklers.

Section 903.4.2 amended – Monitoring.

Section 903.4.2 of Chapter 9 is amended to read as follows:

903.4.2 Monitoring. Alarm, supervisory and trouble signals shall be distinctly different and shall be automatically transmitted to an approved supervising station or, where approved by the fire code official, shall sound an audible signal at a constantly attended location.

Exception: Monitoring is not required for automatic sprinkler systems with less than 100 sprinklers in one- and two-family dwellings and townhouses.

Section 903.4.3 amended – Alarms.

Section 903.4.3 of Chapter 9 is amended to read as follows:

903.4.3 Alarms. ~~One exterior~~ An approved audible and visual sprinkler waterflow alarm device, located shall be connected to each automatic sprinkler system and installed on the exterior of the building. The sprinkler waterflow alarm device shall be installed in an approved location, shall be connected to each automatic sprinkler system. Such sprinkler waterflow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Where a waterflow switch is required by Section 903.4.1 to be electrically supervised, such sprinkler waterflow alarm devices shall be powered by a fire alarm control unit or, where provided, a fire alarm system. Where a fire alarm system is provided, actuation of the automatic sprinkler system shall actuate the building fire alarm system. Visible alarm notification appliances shall not be required except when required by Section 907.

Section 903.4.4 added – Alarms in residential occupancies.

Section 903.4.4 is added to Chapter 9 to read as follows:

903.4.4 Alarms in residential occupancies. Every sleeping room in one- and two-family dwellings, townhouses and Group R occupancies shall be provided with an audible notification device which is activated upon waterflow from the automatic sprinkler system. The notification device must provide at least 75db at the pillow. This can be accomplished by way of interconnected smoke detection systems or horns.

Section 903.6 amended – Where required in existing buildings and structures.

Section 903.6 of Chapter 9 is amended to read as follows:

903.6 Where required in existing buildings and structures. An automatic sprinkler system shall be provided in existing buildings and structures where in any of the following situations:

1. Where required in Chapter 11.
2. Where an existing building or structure undergoes a change of occupancy, and the occupancy classification changes.
3. Where additions are made to existing buildings or structures and the total floor area building exceeds the floor area of the original structure by more than 20 percent.
4. Where remodel, alteration or repairs to an existing building involve more than 50 percent of the gross floor area of the building, or more than 50 percent of the exterior bearing walls.

Section 904.14.6 added – Monitoring.

Section 904.14.6 is added to Chapter 9 to read as follows:

904.14.6 Monitoring. The fire-extinguishing system shall be supervised and monitored by the fire alarm system in accordance with Section 904.3.5.

Where an existing fire-extinguishing system is replaced, the fire-extinguishing system shall be monitored by an existing fire alarm system, if provided. Where the facility is not equipped with a fire alarm system, a fire alarm system shall be installed in accordance with Section 907.2.

Section 907.2.1 amended – Group A.

Section 907.2.1 of Chapter 9 is amended to read as follows:

907.2.1 Group A. A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group A occupancies. Portions of Group E occupancies occupied for assembly purposes with an occupant load of less than 1,000 shall be provided with a fire alarm system as required for the Group E occupancy.

Exceptions:

1. Manual fire alarm boxes are not required where the building is equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 and the occupant notification appliances will activate throughout the notification zones upon sprinkler water flow.
2. Manual fire alarm boxes and the associated occupant notification system or emergency voice/alarm communication system are not required for Group A-5 outdoor bleacher-type seating having an occupant load of greater than or equal to 300 and less than 15,000 occupants, provided that all of the following are met:
 - 2.1. A public address system with standby power is provided.
 - 2.2. Enclosed spaces attached to or within 5 feet (1524 mm) of the outdoor bleacher type seating compose, in the aggregate, a maximum of 10 percent of the overall area of the outdoor bleacher-type seating or 1,000 square feet (92.9 m²), whichever is less.
 - 2.3. Enclosed accessory spaces under or attached to the outdoor bleacher-type seating shall be separated from the bleacher-type seating in accordance with Section 1030.1.1.1.
 - 2.4. All means of egress from the bleacher-type seating are open to the outside.
3. Manual fire alarm boxes and the associated occupant notification system or emergency voice/alarm communication system are not required for temporary Group A-5 outdoor bleacher-type seating, provided that all of the following are met:
 - 3.1. There are no enclosed spaces under or attached to the outdoor bleacher-type seating.
 - 3.2. The bleacher-type seating is erected for a period of less than 180 days.
 - 3.3. Evacuation of the bleacher-type seating is included in an approved fire safety plan.

Section 907.2.2 amended – Group B.

Section 907.2.2 of Chapter 9 is amended to read as follows:

907.2.2 Group B. A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group B occupancies.

Exception: Manual fire alarm boxes are not required where the building is equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 and the occupant notification appliances will activate throughout the notification zones upon sprinkler water flow.

Section 907.2.4 amended – Group F.

Section 907.2.4 of Chapter 9 is amended to read as follows:

907.2.4 Group F. A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group F occupancies.

Exception: Manual fire alarm boxes are not required where the building is equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 and the occupant notification appliances will activate throughout the notification zones upon sprinkler water flow.

Section 907.2.5 amended – Group H.

Section 907.2.5 of Chapter 9 is amended to read as follows:

907.2.5 Group H. A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group H occupancies. An automatic smoke detection system shall be installed for highly toxic gases, organic peroxides and oxidizers in accordance with Chapters 60, 62 and 63, respectively.

Section 907.2.7 amended – Group M.

Section 907.2.7 of Chapter 9 is amended to read as follows:

907.2.7 Group M. A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group M occupancies.

Exceptions:

1. A manual fire alarm system is not required in covered or open mall buildings complying with Section 402 of the Placer County Building Code.
2. Manual fire alarm boxes are not required where the building is equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 and the occupant notification appliances will activate throughout the notification zones upon sprinkler water flow.

Section 907.2.7.1 deleted – Occupant Load.

Section 907.2.7.1 of Chapter 9 is deleted.

Section 907.2.8.1 amended – Manual fire alarm system.

Exception 1 to Section 907.2.8.1 of Chapter 9 is deleted.

Section 907.2.9.1 amended – Manual fire alarm system.

Section 907.2.9.1 of Chapter 9 is amended to read as follows:

907.2.9.1 Manual fire alarm system. A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group R-2 occupancies.

Exceptions:

1. Manual fire alarm boxes are not required where the building is equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 and the occupant notification appliances will activate throughout the notification zones upon sprinkler water flow.
2. The manual fire alarm system is not required in buildings that do not have interior corridors serving dwelling units and are protected by an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2, provided that dwelling units either have a means of egress door opening directly to an exterior exit access that leads directly to the exits or are served by open-ended corridors designed in accordance with Section 1027.6, Exception 3.

Section 907.2.10 amended – Group S.

Section 907.2.10 of Chapter 9 is amended to read as follows:

907.2.10 Group S. A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group S occupancies.

Exceptions:

1. Manual fire alarm boxes are not required where the building is equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 and the occupant notification appliances will activate throughout the notification zones upon sprinkler water flow.
2. Buildings with a floor area less than 500 square feet (47 m²) may be exempt, as determined by the fire chief, based on building construction material and features, location, occupancy type, and distance to exposures.

Section 907.6.6 amended – Monitoring.

Section 907.6.6 of Chapter 9 is amended to read as follows:

907.6.6 Monitoring. Fire alarm systems required by this chapter or by the Placer County Building Code shall be monitored by an approved supervising station in accordance with NFPA 72 and this section.

Exception: Monitoring by a supervising station is not required for:

1. Single- and multiple-station smoke alarms required by Section 907.2.11.
2. Smoke detectors in Group I-3 occupancies shall be monitored in accordance with Section 907.2.6.3.
3. Agricultural buildings not under Special Use Permit and/or not used for commercial purposes (e.g. retail sales, food service, and/or special events).

Section 907.9 amended – Where required in existing buildings and structures.

Section 907.9 of Chapter 9 is amended to read as follows:

907.9 Where required in existing buildings and structures. An approved fire alarm system shall be provided in existing buildings and structures where required in Chapter 11.

An approved fire alarm system as required in Section 907.2 shall be installed in existing buildings not provided with a fire alarm system where an addition increases the floor area by more than 30 percent or 1,000 square feet (93 m²), whichever is less.

Exceptions:

1. Buildings equipped with an automatic sprinkler system.
2. One- and two-family dwellings.
3. Agricultural building not under Special Use permit for commercial purposes.
4. Buildings with a floor area less than 500 square feet (4 m²) when approved by the fire code official based on building construction materials and features, location, occupancy type and distance to exposures.

Section 907.11 added – Fire Alarm Control Room.

Section 907.11 is added to Chapter 9 to read as follows:

907.11 Fire alarm control room. When a fire alarm system is installed in a building constructed for multiple tenants and the system protects multiple tenant spaces, the fire alarm control panel and appurtenances shall be located in an attached room or enclosure with access from an exterior door which has a minimum size of 3 feet (914 mm) wide and 6 feet 8 inches (2032 mm) high. In buildings where a fire sprinkler control room is required in accordance with Section 903.3.11, the equipment required to be in the fire alarm control room and the equipment required in the fire sprinkler control room can be collocated in one room.

Exception: One- and two-family dwellings, townhouses and Group R-3 occupancies.

Chapter 11 amended – Construction requirements for existing buildings.

The following sections are deleted from Chapter 11:

1101 – General

1103.4 through 1103.6.2 – Vertical openings - Standpipes
1103.7.1, 1103.7.2, 1103.7.5 and 1103.7.6 – Fire alarm systems
1103.10 – Medical Gases
1104 – Means of egress for existing buildings
1105.1 through 1105.5.11.2 – Construction requirements for existing Group I-2
1106 – Requirements for outdoor operations

Section 1203.1.3 amended – Installation.

Section 1203.1.3 of Chapter 12 is amended to read as follows:

1203.1.3 Installation. Emergency power systems and standby power systems shall be installed in accordance with the Placer County Building Code, NFPA-70 California Electrical Code, NFPA 110 and NFPA 111. Where emergency or standby power is provided at a structure, an electrical shunt trip/switch shall be provided in accordance with Section 509.2.1.

Section 1203.7 added – Protection from horizontal impact.

Section 1203.7 is added to Chapter 12 to read as follows:

1203.7 Protection from horizontal impact. Fuel piping to generators shall be protected from damage where underground fuel piping extends above ground and is located in an area subject to the horizontal movement of snow. The barrier or method of protection shall be approved by the fire code official.

Section 1203.8 added – Carbon monoxide detection.

Section 1203.8 is added to Chapter 12 to read as follows:

1203.8 Carbon monoxide detection. Carbon monoxide detection in accordance with Section 915 shall be provided where a new fuel-fired generator is installed for a facility regardless of whether the generator is provided for emergency power, standby power or nonrequired standby power.

Exceptions:

1. Carbon monoxide detection is not required where the generator is located in a detached building or structure and separated from other buildings a minimum of 20 feet (6096 mm).
2. Interconnection with other CO detection or smoke detection in the building is not required.

Section 1205.4.3 amended – Rapid shutdown switch.

Section 1205.4.3 of Chapter 12 is amended to read as follows:

1205.4.3 Rapid shutdown switch. Where a facility is provided with more than one electrical power supply, the rapid shutdown switch shall be interconnected to, or within 3 feet (914 mm) of, the electrical shunt trip/switch in accordance with Section 509.2.1. The rapid shutdown switch and the remote electrical shunt trip/switch, if provided, shall have a label located not greater than 3 feet (914 mm) from the switch that states the following: “RAPID SHUTDOWN SWITCH FOR SOLAR PV SYSTEM.”

Chapter 25 deleted – Fruit and crop ripening.

Chapter 25 is deleted.

Chapter 26 deleted – Fumigation and insecticidal fogging.

Chapter 26 is deleted.

Section 3307.1.4 added – Premises identification.

Section 3307.1.4 is added to Chapter 33 to read as follows:

3307.1.4 Premises identification. Prior to and during construction, approved street signs and address signs shall be provided at each fire and emergency vehicle access road and entry into the project.

Section 3307.2.1 amended – Combustible building materials.

Section 3307.2.1 of Chapter 33 is amended to read as follows:

3307.2.1 Combustible building materials. When combustible building materials of the building under construction are delivered to a site, the minimum required fire flow shall be provided. The fire hydrant used to provide this fire-flow supply shall be within 500 feet (152 m) of the combustible building materials, as measured along an approved fire apparatus access lane. Where the site configuration is such that one fire hydrant cannot be located within 500 feet (152 m) of all combustible building materials, additional fire hydrants shall be required to provide coverage in accordance with this section.

Sections 3307.2.2 through 3307.2.2.3 deleted – Vertical construction.

Sections 3307.2.2 through 3307.2.2.3 of Chapter 33 are deleted.

Section 4104.2 deleted – Open-flame cooking devices.

Section 4104.2 of Chapter 41 is deleted.

Section 5704.2.9.6.1 amended – Locations where above-ground tanks are prohibited.

Section 5704.2.9.6.1 of Chapter 57 is amended to read as follows:

5704.2.9.6.1 Locations where above-ground tanks are prohibited. Storage of Class I and Class II flammable liquids in above-ground tanks outside of buildings is prohibited except where approved by the fire code official.

Exception: Protected above-ground storage tanks installed in accordance with Chapters 23 and 57.

Section 5706.2.4.4 amended – Locations where above-ground tanks are prohibited.

Section 5706.2.4.4 of Chapter 57 is amended to read as follows:

5706.2.4.4 Locations where above-ground tanks are prohibited. Storage of Class I and Class II flammable liquids in above-ground tanks is prohibited except where approved by the fire code official.

Exception: Protected above-ground storage tanks installed in accordance with Chapters 23 and 57.

Section 5806.2 amended – Limitations.

Section 5806.2 of Chapter 58 is amended to read as follows:

5806.2 Limitations. Storage of flammable cryogenic fluids in stationary containers outside of buildings is prohibited except where approved by the fire code official.

Section 6101.3 amended – Construction documents.

Section 6101.3 of Chapter 61 is amended to read as follows:

6101.3 Construction documents. Where a single LP-gas container is more than 1,200 gallons (4542 L) in water capacity or the aggregate water capacity of LP-gas containers is more than 2,400 gallons (9084 L), the installer shall submit construction documents for such installation.

Section 6101.4 added – Referenced standard.

Section 6101.4 is added to Chapter 61 to read as follows:

6101.4 Referenced standard. The installation and inspection of liquified petroleum gas containers shall comply with this code and referenced standards. The Placer County Building and Development Code Article 15.12 is adopted as a referenced standard.

Section 6101.5 added – Inspection after interruption of service.

Section 6101.5 is added to Chapter 61 to read as follows:

6101.5 Inspection after interruption of service. An inspection and approval by the fire code official is required when service is interrupted, or temporarily discontinued, because of a hazardous condition; change in size or type of service; replacement or repair of a tank, meter, regulator, valve or other exterior component; relocation of exterior service equipment or piping; damage to buildings, tanks, piping or exterior components to the extent that the servicing utility, fire department or building department determines the service to be potentially hazardous. The inspection shall occur prior to refilling the tank or placing the equipment back in operation. Routine refilling of a tank and routine maintenance. of interior appliances does not require this inspection and approval.

Section 6104.2 amended – Maximum capacity within established limits.

Section 6104.2 of Chapter 61 is amended to read as follows:

6104.2 Maximum capacity within established limits. The storage of liquefied petroleum gas in excess of an aggregate of 2,000-gallon water capacity must meet the approval of the fire code official and obtain a Special/Conditional Use Permit issued by the County.

Chapter 80 amended – Referenced standards – NFPA 13D.

Chapter 80 is amended by revising sections and adding sections to NFPA 13D to read as follows:

5.1.1.2 Spare sprinklers. A cabinet with at least one spare sprinkler head of each type and temperature with the corresponding sprinkler head wrenches shall be required and located adjacent to the sprinkler riser.

7.1.5 Riser nameplate. An informational nameplate shall be attached to the riser as required in Section 29.4 of NFPA 13.

7.1.6 Riser design. The fire sprinkler riser shall be designed and constructed in accordance with the District's Residential Riser Detail.

7.1.7 Riser location. The fire sprinkler riser and control valves shall be installed in an approved location and provided with approved access to operable devices.

11.2.1.5 Underground piping. The underground supply pipe shall be hydrostatically tested at 150 psi for two hours. After a successful underground hydrostatic test, the underground piping shall be flushed. Tests and flushing shall be witnessed by the fire code official.

Table B105.2, Footnote a amended – Required fire flow for buildings other than one- and two-family dwellings, Group R-3 and R-4 buildings and townhouses.

Footnote a to Table B105.2 of Appendix B is amended to read as follows:

a. The reduced fire flow shall be not less than 1,500 gallons per minute.

Table C102.1, Footnote f amended – Required number and spacing of fire hydrants.

Footnote f to Table C102.1 of Appendix C is amended to read as follows:

- f. A 50-percent spacing increase shall be permitted, but not to exceed 300 feet (98 m), where the building is equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1 of the Northstar Community Services District Fire Code. The maximum allowable spacing between hydrants is 300 feet (98 m) regardless of the fire-flow requirement.

Section D103.2 amended – Grade.

Section D103.2 of Appendix D is amended to read as follows:

D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade. Driveways for one- and two-family dwellings and Group R-3 occupancies shall not exceed 12 percent in grade.

Exception: Steeper grades where approved by the fire code official.

Section D104.2 amended – Buildings exceeding 62,000 square feet in area.

Section D104.2 of Appendix D is amended to read as follows:

D104.2 Buildings exceeding 62,000 square feet in area. Buildings or facilities having a gross building area of more than 62,000 square feet (5760 m²) shall be provided with two separate and approved fire apparatus access roads.

Section D104.3 amended – Remoteness.

Section D104.3 of Appendix D is amended to read as follows:

D104.3 Remoteness. Where two access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.

Exception: Remoteness of access roads is not required where fire apparatus roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or similar condition and an approved alternative means of fire protection is provided.

Section D105.1 amended – Where required.

Section D105.1 of Appendix D is amended to read as follows:

D105.1 Where required. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet (9144 mm), approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.

Section D106.1 amended – Projects having more than 100 dwelling units.

Section D106.1 of Appendix D is amended to read as follows:

D106.1 Projects having more than 100 dwelling units. Multiple-family residential projects having more than 100 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads.

Section D107.1 amended – One- or two-family dwelling residential developments.

Section D107.1 of Appendix D is amended to read as follows:

D107.1 One- or two-family dwelling residential developments. Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads.

SECTION 3 Repeal of previous ordinances. All prior Ordinances of the Northstar Community Services District adopting and/or amending any prior Uniform Fire Code, International Fire Code or California Fire Code are hereby repealed upon the effective date of this Ordinance except that any enforcement or abatement action under any such prior Ordinance shall remain and be pursued until resolution.

SECTION 4 Severability. That if any section, subsection, sentence, clause or phrase of this Ordinance is, for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this Ordinance. The Board of Directors of the Northstar Community Services District hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional.

SECTION 5 Effect on Litigation. That nothing in this Ordinance or in the 2025 Edition of the California Fire Code or the 2024 Edition of the International Fire Code hereby adopted shall be construed to affect any suit or proceeding pending in any court, or any rights acquired, or liability incurred, or any other cause or causes of action acquired or existing, under any act or Ordinance hereby repealed as cited in Section 3 of this Ordinance; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this Ordinance.

SECTION 6 Publication. That the Administrative Officer of the Northstar Community Services District is hereby ordered and directed to cause this Ordinance to be published and posted in compliance with California Law.

SECTION 7 Effective date. That this Ordinance and the rules, regulations, provisions, requirements, orders and matters established and adopted hereby shall take effect and be in full-force and effect from and after January 1, 2026.

PASSED AND ADOPTED this day 24 of September, 2025 at a duly held meeting of the Board of Directors of the Northstar Community Services District on by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

_____ **John Radanovich, President of the**

Board ATTEST:

_____ **Julie Zangara, Secretary of the Board**



N • C • S • D

Northstar Community Services District
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Board of Directors

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

General Manager

Mike Geary, PE

AGENDA ITEM #9

Director Reports

There is no written report for this agenda item.



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Board of Directors
John Radanovich, President
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Nancy Ives
Marilyn Forni

General Manager
Mike Geary, PE

General Manager's Report

DATE: September 24, 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.
- Utility Operations Manager Matt Ryan
- Utility Operations Supervisor Shaun Evans
- CFD / Mello Roos – two meetings with attorneys
- Monthly Board Meeting Prep – HRA Zangara, DPW Martin, DFA Rosenthal, Fire Chief Gibeaut, UOS Evans.
- District-wide lunch hosted by the Operations Dept.
- Update Senior Utility Services Worker Job Description – Stationary Engineers Local 39, AFL-CIO Business Representative Jeremy Burch, Shop Stewards, and staff.
- Senior Utility Services Worker Interview Processes – internal candidates and staff.
- IT Governance – staff.
- Placer County's North Tahoe Regional Trail Project Study Team – Placer County staff, consultant, and trail stakeholders.
- Northstar Property Owners Association's Annual Labor Day Meeting
- Reno Aces!
- District-wide lunch hosted by the Admin and Fire Depts.

- **Monthly Operations Management – DPW Martin, UOM Ryan, UOS Evans.**
- **Administration Dept. Personnel – staff.**
- **Director Radanovich**
- **Lunch – Operations Dept. staff.**
- **Fuels Management – Forestry Assistant Johnson and NFD Forester Barron.**
- **PCWA – Annual East Slope Board Meeting – NCSD Hosting.**

ATTACHMENTS: N/A

DATE PREPARED: September 19, 2025



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Board of Directors

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Warren "Chip" Brown
Nancy Ives
Marilyn Forni

General Manager

Mike Geary, PE

Fire Chief

Jason Gibeaut

DATE: September 24th, 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.
- Our 2025 *draft* CA Fire Code with local amendments has been reviewed by our District's legal counsel. The draft has been sent to the County for a final review and acknowledgment.
- 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.
- A second meeting is being pursued 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.
- Completed updating NFD's Communicable Disease and Time-off policies to more accurately capture procedures for firefighters to follow. Currently, Captains are reviewing NFD's Staffing policy.
- One Type 3 engine and one overhead single resource are out of county on assignments.

PREVENTION:

- Except for The Ritz hotel, all Fire & Life Safety Inspections have been brought into compliance. Ritz is still not ready for their reinspection.
- Placer County STR Defensible Space Inspections and *Focus area* inspections are continuing.
- 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. Completion of a final draft and findings of facts.
- 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. (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 approved.
- Preparations for the International Code Council (ICC) test.

FUELS MANAGEMENT:

- Forest Fuels Reduction Work:
 - The Measure U Curbside Pickup Program has been completed for the 2025 project season. In five curbside pick-up sessions from June-August, a total of 903-cubic yards of biomass was collected. We are continuing to educate residential and commercial properties on thinning flammable brush, and limbing conifer trees annually to support the State of California and District's defensible space ordinance requirements. The total amount of green waste collected in 2025 was a record since the start of Measure U.
 - A tentative 2025-2026 burn plan map and pile count has been created. In late August, CAL FIRE's Battalion Chief (BC-2315) visited with Fuels Management to tour completed forest fuels reduction work including locations with burn piles. In the past, CAL FIRE has offered their help in assisting with prescribed fire operations. They typically have select windows of time available, so early coordination is necessary for CAL FIRE to orchestrate the total number of entities requiring aid, number of days, and capacity needed. The map included in this report shows 542 piles within 42-acres and reflects what Fuels Management will be igniting between November 2025-March 2026.
 - The 2025-2026 TTAD Beyond 300' Forest Fuels Reduction Project has nearly completed for Project Area #1, which is 48-acres in size. The focus of the project is to perform forest fuels reduction beyond 300', which will help subsidize Measure U work and expand on the fuel break that has already been established within 300'. The completed project work can be found between Basque Drive and Martis Landing. Once Project Area #1 is completed, crews will be moving to the 63-acre project area along the District's eastern boundary. The attached map shows the project areas in dark green. Once the new segment of the Martis Valley Trail is complete, it will provide multiple benefits to the Fuels Management Department including providing access for crew vehicles and equipment which was not available in the past. Additionally, Type III and Type VI fire suppression equipment will have access to the area in case of a wildfire or medical emergency.
 - The 2025 Quarter 2 Project Year Report was sent to CAL FIRE for the Wildfire Prevention grant. The report was approved, which included a Reimbursement Request for \$159,105.13. To date, the following information shows the progress of the 2023 Northstar NEU Phase II (5GA22210) grant:
 - \$1,250,000.00 awarded to the Fuels Management department and \$374,332.28 in expenses (spent on-the ground treatment and curbside pick-up and reimbursed).
 - 99-acres of forest fuels reduction and hazard trees completed this quarter.
 - The Measure U Storymap on the Fuels Management Hub has been updated. The new additions include updated maps, data, and photo points. The updated Storymap can be found using the following link: <https://fuelsmanagementhub.northstarcsd.org/>.
 - Field work has consisted of pulling old project area flagging, capturing and processing hundreds of before/during/after photos of forest fuels reduction work for the 2024 and 2025 project seasons, and evaluating current bark beetle conditions. Outbreaks have been minimal this year compared to years' past - a sign that Fuels Management's ongoing plan is having a positive impact. Thinning the target species/class that beetles are most interested in has helped significantly reduce the number of outbreaks. Since funding is available now, removing beetle impacted trees as soon as they are discovered has also helped. A new pocket of white fir (*Abies concolor*) with signs of fir engraver beetle (*Scolytus ventralis*) was recently discovered by Fuels Management. They are attempting to slow the spread before it potentially grows into a larger outbreak.

Respectfully Submitted,
Jason Gibeaut
Northstar Fire Chief



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Board of Directors
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John Radanovich
Nancy Ives
Marilyn Forni
Michael "Spoon" Witherspoon

General Manager
Mike Geary

Public Works Report

DATE: September 24, 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 4th month of construction. Installation of bridge abutments and drainage infrastructure was recently completed. Rockery wall construction, rock slope protection, aggregate base placement, boardwalk installation and revegetation are currently underway. Work at the picnic area and overlook remains underway as well. Bridge deliveries are to be staggered over the next three weeks. Paving will likely be performed in multiple segments beginning in early October. Weekly progress meetings are being held in coordination with the contractor, consultant team, and Vail.
- **Wood Energy Facility**
 - The California Environmental Quality Act (CEQA) Addendum adopted by the Board in August was recorded with the Placer County Clerk and posted on the State Clearinghouse database. The addendum reflects the pivot to a single boiler system rather than a two boiler system, with ceramic filtration emissions treatment and added power generators. Applications for a Placer County Use permit amendment and a Placer County Air Pollution Control District permit amendment have also been submitted incorporating these changes.
 - Messersmith and Precision Partners reported substantial progress in production of the boiler system and ceramic filters.
 - PR design continues to coordinate with subconsultants to further design. Building elevations are being updated incorporating recent changes to the chemical storage room.
 - Organic Rankine Cycle (ORC) Power Generators: The ElectraTherm equipment purchase will be processed upon Liberty's service application approval.

- **Regional Collaboration:**
 - **DPW Martin participated in the Tahoe Basin Biomass Task Force Meeting to discuss regional biomass efforts.**
 - **DPW Martin met with Tahoe Fund representatives to discuss hosting a groundbreaking event to draw awareness to the project.**
- **Operations Department staff responded to a water main break in the Rocky Point area of the Indian Hills Condos. An emergency repair was performed by District Staff with assistance from Tinkers Construction.**
- **Operations Dept. Management staff continue to meet regularly to discuss succession planning for the department. Interviews were held with District Utility Services Workers interested in filling vacant Senior Utility Services Worker seats.**
- **Groundwater Management Plan – DPW Martin and TPA Detwiler met with Truckee Donner Public Utility District and Trout Unlimited representatives to review Trout Unlimited comments.**
- **Staff met internally with Nims and Associates representative Aaron Dinette to discuss the status of IT infrastructure migration to the Cloud.**
- **GM Geary and DPW Martin met with regional trail developers and regulators for a kickoff meeting for Placer County’s analysis and planning effort to guide the completion of the North Tahoe Regional Trail System (Tahoe Truckee Triangle aka the Resort Triangle).**

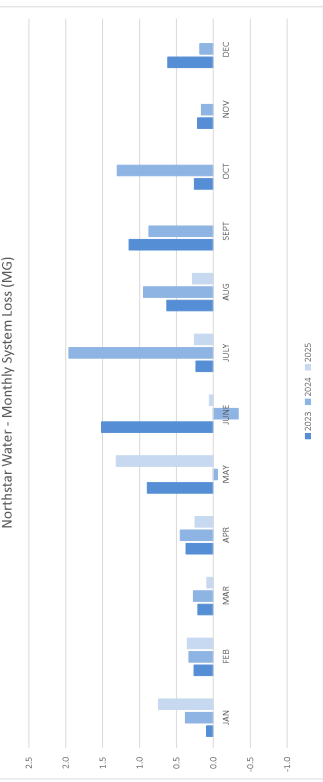
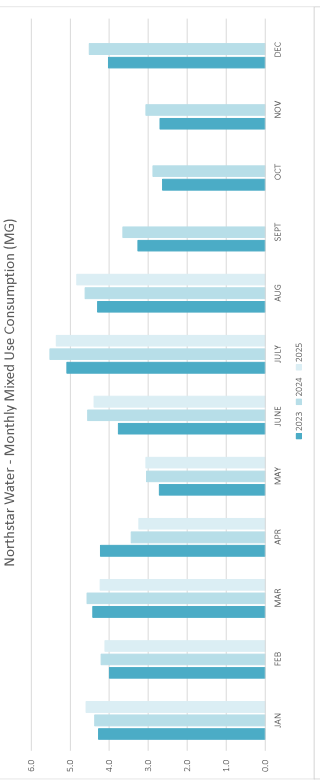
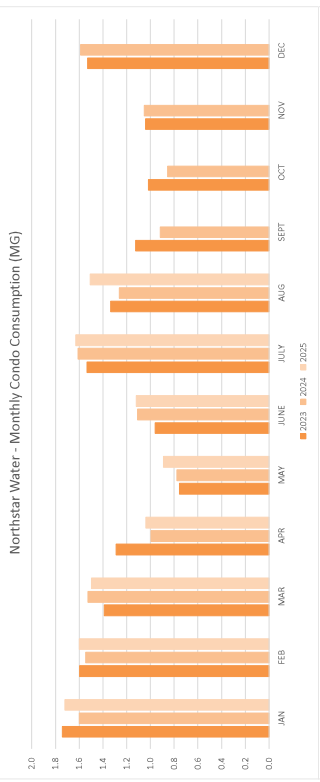
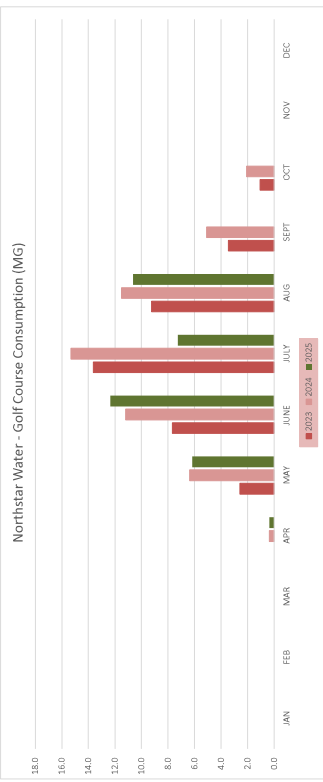
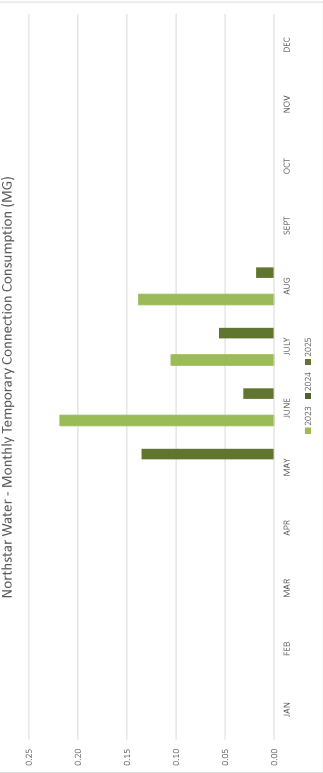
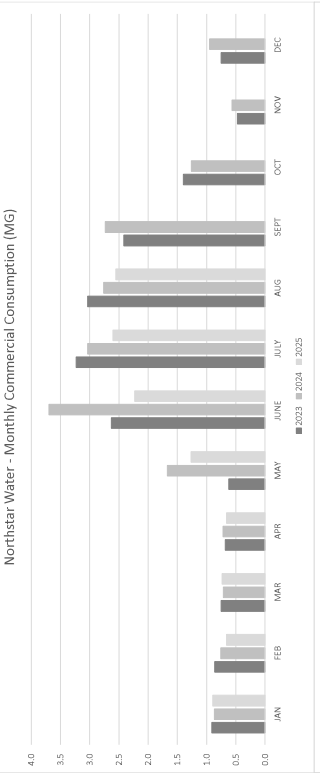
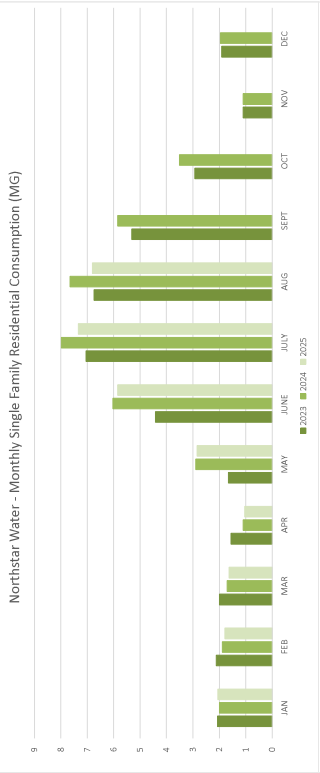
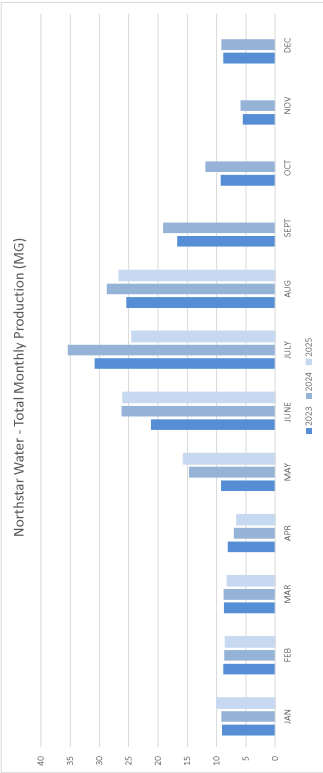
MONTHLY WATER DATA TABLE:

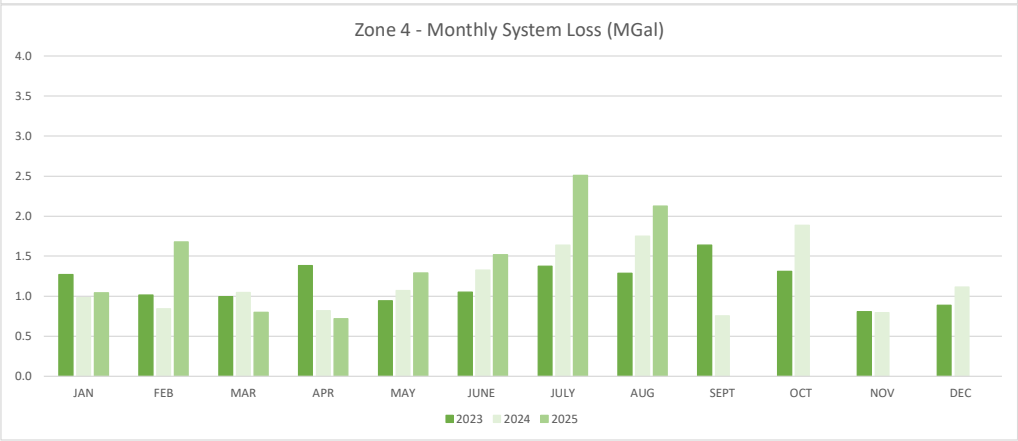
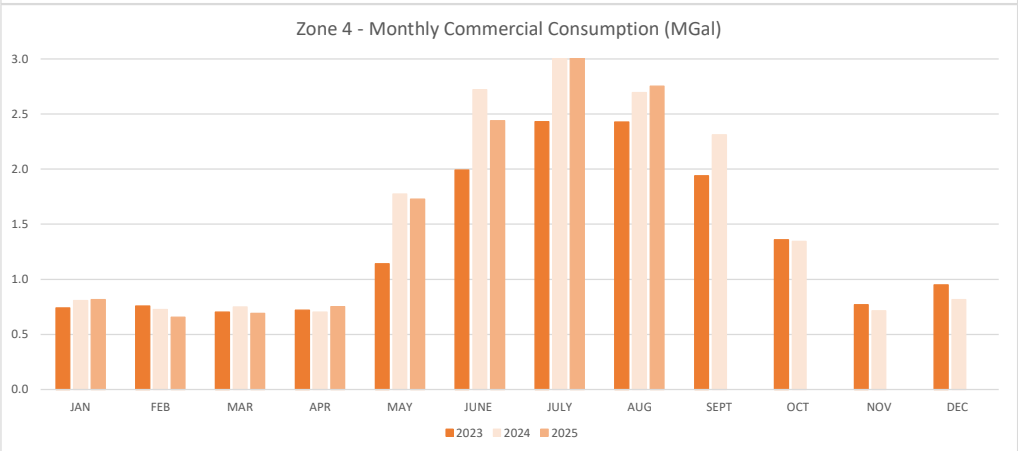
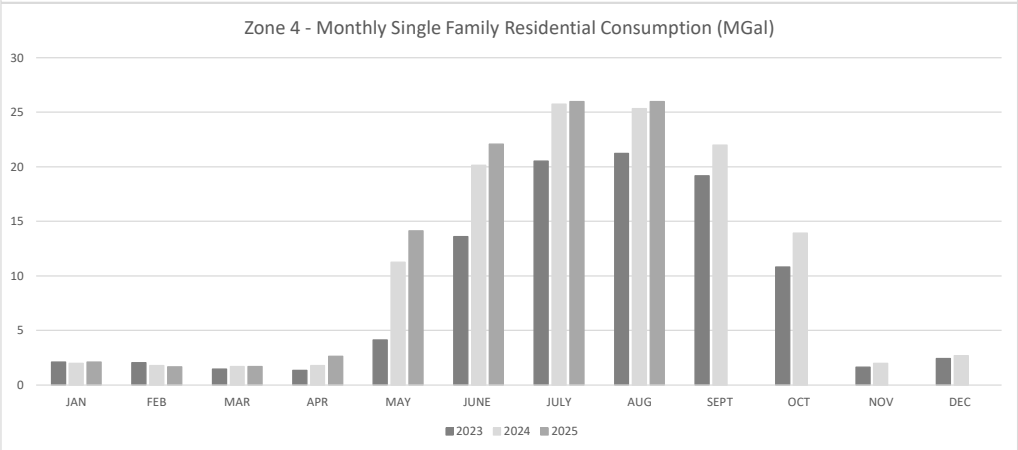
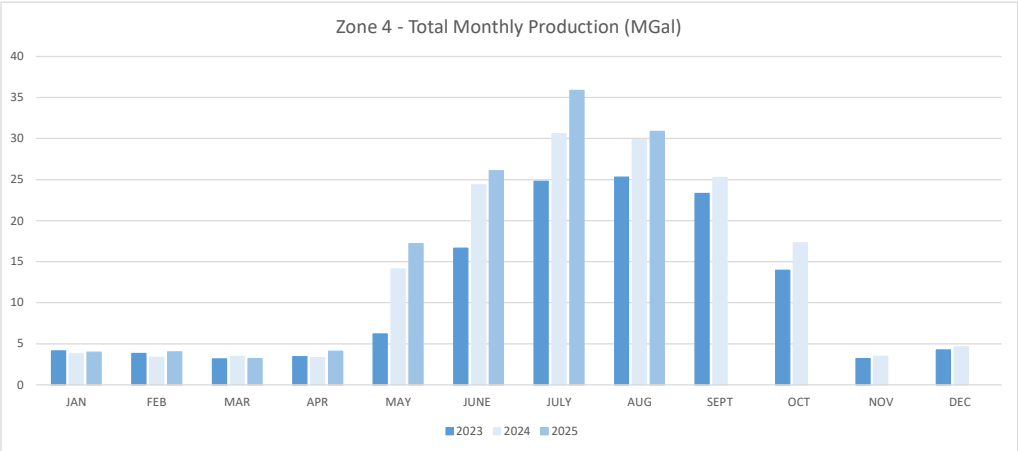
NWS Production and Pumping Data			
	Aug. 2023	Aug. 2024	Aug. 2025
WTP Production	14.5 MG	16.1 MG	15.9 MG
TH1 Production	0.0 MG	1.5 MG	7.7 MG
TH2 Production	10.9 MG	11.2 MG	3.0 MG
TH1 Static Level / Pumping Level	3.5' / n/a	11.5' / n/a	61.1' / 84.8
TH2 Static Level / Pumping Level	45.3' / 114.1'	44.7' / 115.2'	32.8' / 103.6'
Northstar Drive BPS	1.0 MG	1.4 MG	2.3 MG
Spring Collection & Storage Data			
Reservoir A Volume (180 AF Capacity)	148 AF (82%)	101 AF (55%)	127 AF (69%)
Reservoir A Elevation (Max = 6,985')	6,981.5'	6,975.5'	6,979.0'
Big Springs	525 GPM	440 GPM	390 GPM
Sawmill Flat	235 GPM	73 GPM	56 GPM
Maximum Storage in Tanks = 3.6 MG	2.9 MG	2.2 MG	2.1 MG

MVWS Production and Pumping Data			
	Aug. 2023	Aug. 2024	Aug. 2025
Well 1 Production	24.3 MG	0.0 MG	16.1 MG
Well 2 Production	2.8 MG	24.7 MG	12.3 MG
Well 3 Production	0.0 MG	5.3 MG	2.5 MG
Well 1 Static Level / Pumping Level	180.3' / 216.0'	203.4' / n/a	236.4' / 264.9'
Well 2 Static Level / Pumping Level	168.5' / n/a	195.6' / 247.7'	219.9' / 276.7'
Well 3 Static Level / Pumping Level	256.1' / n/a	287.8' / 406.9'	291.5' / 428.6'

DATE PREPARED: September 10, 2025**ATTACHMENTS:**

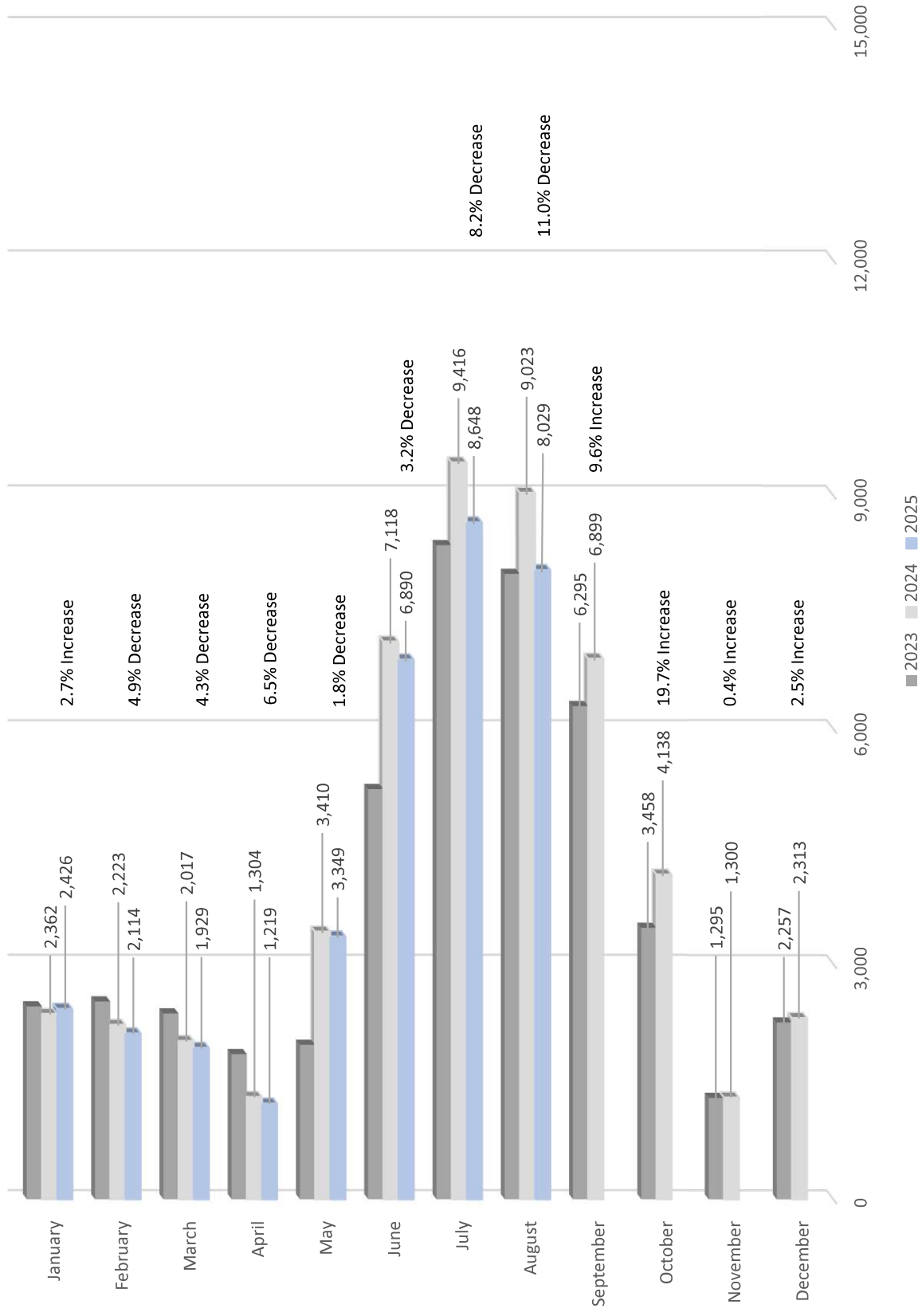
1. Water System Production and Consumption Trends





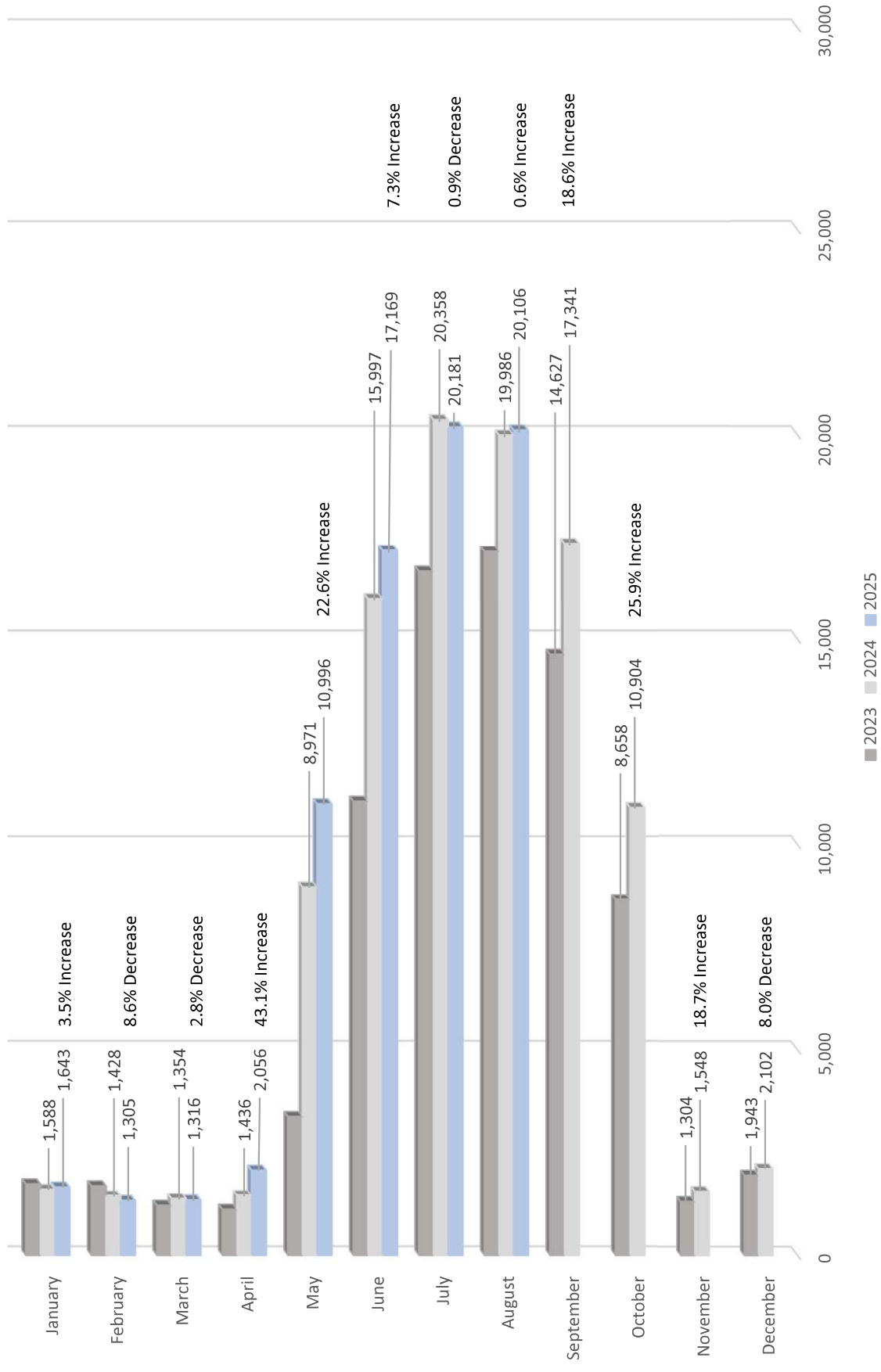
Northstar Water System

Average SFR Monthly Consumption (Gallons)



Zone 4 Water System

Average SFR Monthly Consumption (Gallons)





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Marilyn Forni

General Manager

Mike Geary, PE

4th Quarter Financial Report - Fiscal Year 2024-25

DATE: September 24, 2025
TO: Board of Directors
FROM: Greg Rosenthal, Director of Finance and Administration
SUBJECT: 4th Quarter Financial Report

SUMMARY:

Through the 12th month of fiscal year 2024-25, in totality the District was under year-to-date (YTD) budgeted revenue and under YTD budgeted expense totals. Total YTD revenues were \$4,085,529 (14.9%) under the YTD budget due mostly to Reimbursable Revenue and Restricted Revenue being \$2,797,860 (55.8%) and \$2,148,184 (29.4%) under the YTD budget, respectively. Total YTD expenses were \$12,460,894 (35%) under the YTD budget due mostly to Reimbursable Expense and Capital Expenditures being \$2,675,099 (56.6%) and \$9,426,977 (62.6%) under the YTD budget, respectively.

When the impacts of Reimbursables/Grants and other Restricted activity are removed, the District is over (YTD) Budgeted Revenue by \$860,515 (5.7%) and under year-to-date budgeted expense totals by \$358,818 (2.3%). As a result, after adding back depreciation and removing the impacts of Reimbursables/Grants and other Restricted activity, District revenues exceed expenses by \$1,921,916.

Overall District Revenues ¹

- ↑ Service Revenue, which is comprised of fee-based activities, is \$795,320 (11.1%) over YTD Budget. This is due in large part to water consumption for the Northstar Water System and the Martis Valley Water System which are \$91,031 (14.8%) and \$82,018 (20.8%) over YTD Budget, respectively. Further increasing this budget surplus is \$359,451 in unbudgeted Fire strike team labor revenue.
- ↑ Non-Service Revenue, whose largest components are property tax and parcel tax (Measure E and Measure U) revenue, is \$65,195 (0.8%) over YTD budget due in part to unbudgeted Fire Mitigation Fee revenue and interest earnings.
- ↓ Restricted Revenue including capital replacement fees, contributions to capital reserves, connection fees, grant revenue for capital activity, and interest earnings is \$2,148,184 (29.4%) under YTD budget mainly due to the pace of capital projects resulting in the Wood Energy Facility project being \$3,013,698 (66.0%) under YTD budget.

- ↓ Reimbursable & Grant Revenue includes the revenue associated with Reimbursable and Grant Funded Projects that are not capital in nature. This account type is \$2,797,860 (55.8%) under YTD budget due to the pace of grant funded projects resulting in Fuels Management and Trails being \$1,003,245 (52.7%) and \$1,711,844 (63.1%) under YTD budget, respectively.

Overall District Expenditures ¹

- ↓ Salaries and Wages is \$19,126 (0.3%) under YTD budget.
- ↓ Benefits and Deductions is \$83,979 (2.8%) under YTD budget due in large part to Workers' Compensation expense and Health Insurance Costs which are \$38,826 (18.6%) and \$31,994 (3.2%) under YTD Budget, respectively.
- ↓ Outside Services is \$29,784 (3.2%) under YTD budget due in large Professional/Other Services being \$19,217 (2.4%) under YTD budget.
- ↓ Utilities is \$60,091 (8.0%) under YTD budget due mostly to Electricity being \$51,292 (8.5%) under YTD budget.
- ↓ General Supplies is \$58,654 (19.2%) under YTD budget mainly due to the expenses associated with Uniforms and Operating Supplies being \$26,355 (15.4%) under YTD budget.
- ↓ Repairs & Maintenance is \$37,204 (13.8%) under YTD budget mostly due to Repairs & Maintenance for Sewer and both Water Systems & Facilities being \$31,706 (27.9%) under YTD budget.
- ↓ Other Operating Expenses is \$88,904 (3.1%) under YTD budget mostly due to Education & Training and Durable Goods being under budget by \$21,932 (70.4%) and \$21,694 (50.8%), respectively.
- ↑ Non-operating Expenses is \$18,924 (8.8%) over YTD budget due to \$18,806 in unanticipated CalPERS related retirement expense.
- ↓ Reimbursable & Grant Expense is \$2,675,099 (56.6%) under YTD budget due to a combination of Grant funded activity associated with the Fuels Management and Trails funds which are under budget by \$1,003,246 (52.7%) and \$1,660,357 (62.7%), respectively. This Reimbursable & Grant Expense performance is consistent with expectations as Reimbursable & Grant Revenue for Fuels Management and Trails is under YTD budget as shown in the Reimbursable Revenue section of this report. This variance can be further analyzed through the attached NCSD Project Reporting sheet.
- ↓ Capital Expenditures is \$9,426,977 (62.6%) under YTD budget mainly due to the Wood Energy Facility project which is \$8,419,423 (84.3%) under YTD budget. This variance can be further analyzed through the attached NCSD Project Reporting sheet.

Fund 120 – Martis Valley Water Operations ¹

↑ YTD revenues exceeded YTD expenses by \$49,607 after adding back depreciation

↑ Revenue totals were \$100,281 (6.6%) over YTD Budget mainly due to

↑ Operating Revenue being \$109,814 (7.3%) over YTD Budget mainly due to Single Family Consumption being over YTD Budget by \$74,996 (21.9%)

↓ Expense totals were \$95,164 (4.2%) under YTD Budget mainly due to

↓ Utilities being \$21,611 (7.1%) under YTD Budget

↓ Intradistrict Allocations being \$43,934 (4.7%) under YTD Budget

¹ Favorable results are represented as ↑ (revenue greater than budget) and ↓ (expenditure less than budget) and unfavorable results are shown as ↓ (revenue less than budget) and ↑ (expenditure greater than budget).

FISCAL IMPACTS/COSTS: None

RECOMMENDATION: Review

ATTACHMENTS: Board Report – All Funds

DATE PREPARED: September 17, 2025

General Ledger

Board Report - All Funds

User: greg
 Printed: 9/18/2025 - 2:16 PM
 Period: 10 to 12, 2025
 Fiscal Year: 2025



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

Account Type	Description	Current Quarter (Periods 10 to 12)			Year to Date (Periods 01 - 12)			Annual	
		Actual	Budget	Variance *	Actual	Budget	Variance *	Budget	% Expended
	Revenue								
R01	Operating Revenue	1,997,568	1,788,692	208,876	7,950,086	7,154,766	795,320	7,154,766	111.1%
R02	Non-operating Revenue	1,978,174	1,993,018	(14,844)	8,037,265	7,972,070	65,195	7,972,070	100.8%
R03	Restricted Revenue	1,086,024	1,826,654	(740,630)	5,158,432	7,306,616	(2,148,184)	7,306,616	70.6%
R04	Reimbursable Revenue	1,271,054	1,252,899	18,155	2,213,735	5,011,595	(2,797,860)	5,011,595	44.2%
	Total Revenue	6,332,820	6,861,263	(528,443)	23,359,518	27,445,047	(4,085,529)	27,445,047	85.1%
	Expense								
E02	Salaries & Wages	1,456,131	1,532,423	76,292	6,110,564	6,129,690	19,126	6,129,690	99.7%
E03	Benefits & Deductions	742,036	747,175	5,139	2,904,719	2,988,698	83,979	2,988,698	97.2%
E04	Outside Services	211,792	229,655	17,863	888,835	918,619	29,784	918,619	96.8%
E05	Utilities	149,490	188,272	38,782	692,997	753,088	60,091	753,088	92.0%
E06	General Supplies	42,857	76,584	33,727	247,681	306,335	58,654	306,335	80.9%
E07	Repairs & Maintenance	51,326	67,451	16,125	232,601	269,805	37,204	269,805	86.2%
E08	Other Operating Expenses	689,350	710,649	21,299	2,753,690	2,842,594	88,904	2,842,594	96.9%
E09	Non-operating Expenses	52,612	53,856	1,244	234,348	215,424	(18,924)	215,424	108.8%
E10	Intradistrict Allocations	-	-	-	-	-	-	-	-
E11	Reimbursable Expense	1,262,021	1,182,274	(79,747)	2,053,996	4,729,095	2,675,099	4,729,095	43.4%
E12	Transfers	-	-	-	-	-	-	-	-
E13	Capital Expenditures	317,009	3,763,826	3,446,817	5,628,328	15,055,305	9,426,977	15,055,305	37.4%
E14	Depreciation	351,188	351,188	-	1,404,750	1,404,750	-	1,404,750	100.0%
	Total Expense	5,325,812	8,903,353	3,577,541	23,152,509	35,613,403	12,460,894	35,613,403	65.0%
	Report Totals	1,007,008	(2,042,090)	3,049,098	207,009	(8,168,356)	8,375,365	(8,168,356)	-2.5%

* Favorable Variances are represented as positive numbers. Unfavorable Variances are represented as (negative) numbers.

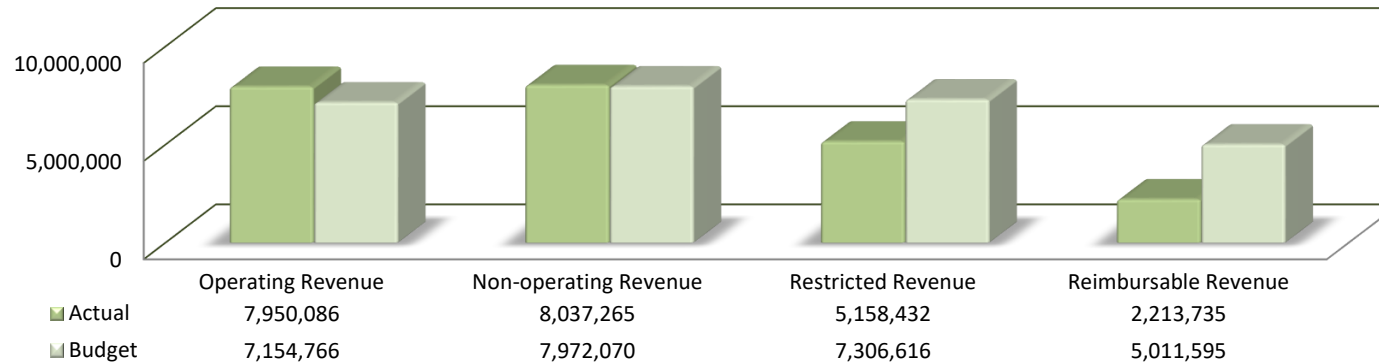
General Ledger Board Report - All Funds

Period: 10 to 12, 2025
Fiscal Year: 2025

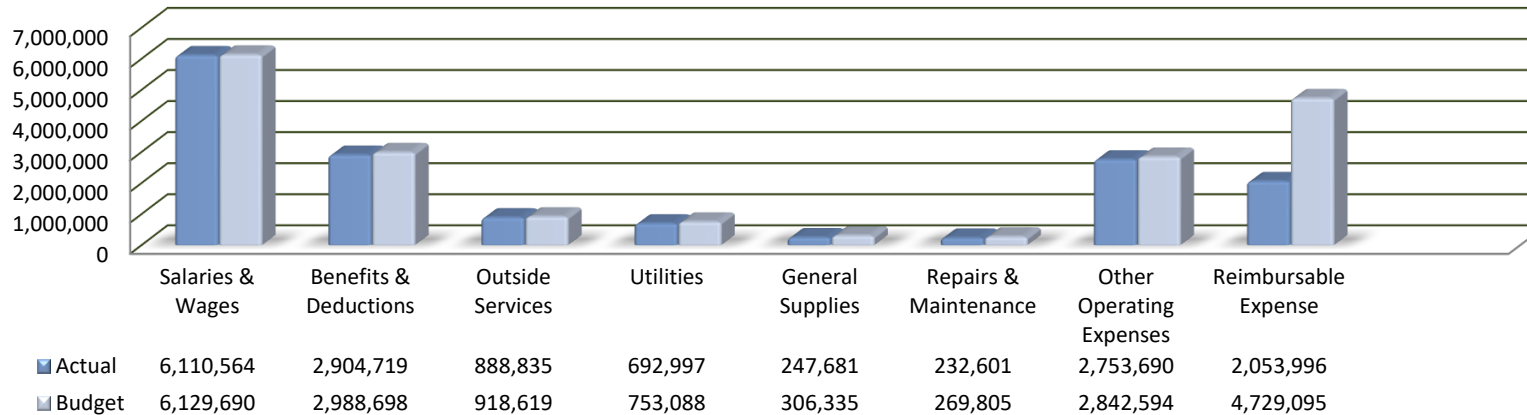


N·C·S·D
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Year to Date Revenue



Year to Date Expense



General Ledger

Board Report - Limited Activity *

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 Period: 10 to 12, 2025
 Fiscal Year: 2025



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Account Type	Description	Current Quarter (Periods 10 to 12)			Year to Date (Periods 01 - 12)			Annual	
		Actual	Budget	Variance **	Actual	Budget	Variance **	Budget	% Expended
	Revenue								
R01	Operating Revenue	1,997,568	1,788,692	208,876	7,950,086	7,154,766	795,320	7,154,766	111.1%
R02	Non-operating Revenue	1,978,174	1,993,018	(14,844)	8,037,265	7,972,070	65,195	7,972,070	100.8%
R03	Restricted Revenue †	-	-	-	-	-	-	-	-
R04	Reimbursable Revenue	-	-	-	-	-	-	-	-
	Total Revenue	3,975,742	3,781,710	194,032	15,987,351	15,126,836	860,515	15,126,836	105.7%
	Expense								
E02	Salaries & Wages	1,456,131	1,532,423	76,292	6,110,564	6,129,690	19,126	6,129,690	99.7%
E03	Benefits & Deductions	742,036	747,175	5,139	2,904,719	2,988,698	83,979	2,988,698	97.2%
E04	Outside Services	211,792	229,655	17,863	888,835	918,619	29,784	918,619	96.8%
E05	Utilities	149,490	188,272	38,782	692,997	753,088	60,091	753,088	92.0%
E06	General Supplies	42,857	76,584	33,727	247,681	306,335	58,654	306,335	80.9%
E07	Repairs & Maintenance	51,326	67,451	16,125	232,601	269,805	37,204	269,805	86.2%
E08	Other Operating Expenses	689,350	710,649	21,299	2,753,690	2,842,594	88,904	2,842,594	96.9%
E09	Non-operating Expenses	52,612	53,856	1,244	234,348	215,424	(18,924)	215,424	108.8%
E10	Intradistrict Allocations	-	-	-	-	-	-	-	-
E11	Reimbursable Expense	-	-	-	-	-	-	-	-
E12	Transfers	-	-	-	-	-	-	-	-
E13	Capital Expenditures	-	-	-	-	-	-	-	-
E14	Depreciation	-	-	-	-	-	-	-	-
	Total Expense	3,395,594	3,606,065	210,471	14,065,435	14,424,253	358,818	14,424,253	97.5%
	Report Totals	580,148	175,645	404,503	1,921,916	702,583	1,219,333	702,583	273.6%

* Limited Activity includes all District activity except most Restricted Revenue, Reimbursable Revenue/Expenditures, Depreciation, and CEPPT interest earnings.

** Favorable Variances are represented as positive numbers. Unfavorable Variances are represented as (negative) numbers.

† Restricted Revenue includes only revenue that has been restricted for use by Operating Funds.

General Ledger

Board Report - Limited Activity *

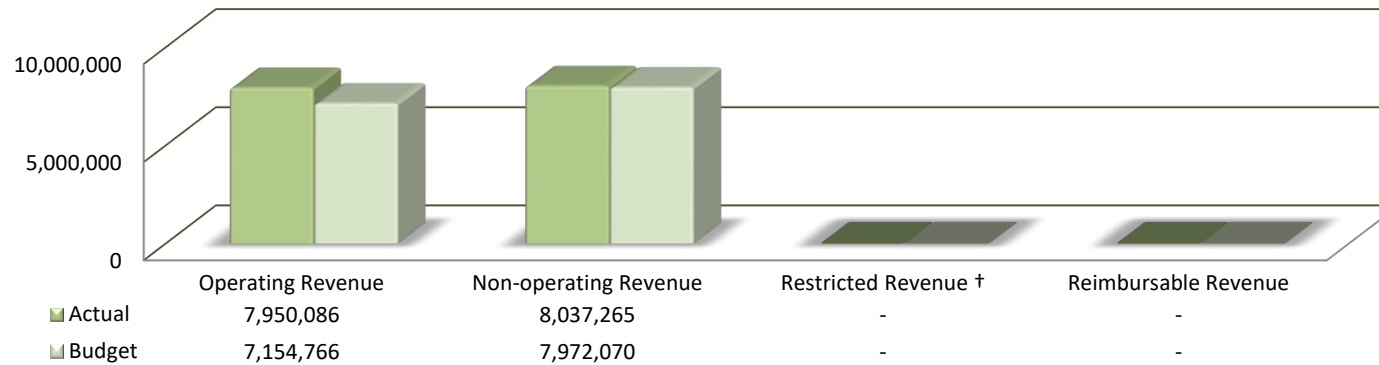
Period: 10 to 12, 2025

Fiscal Year: 2025

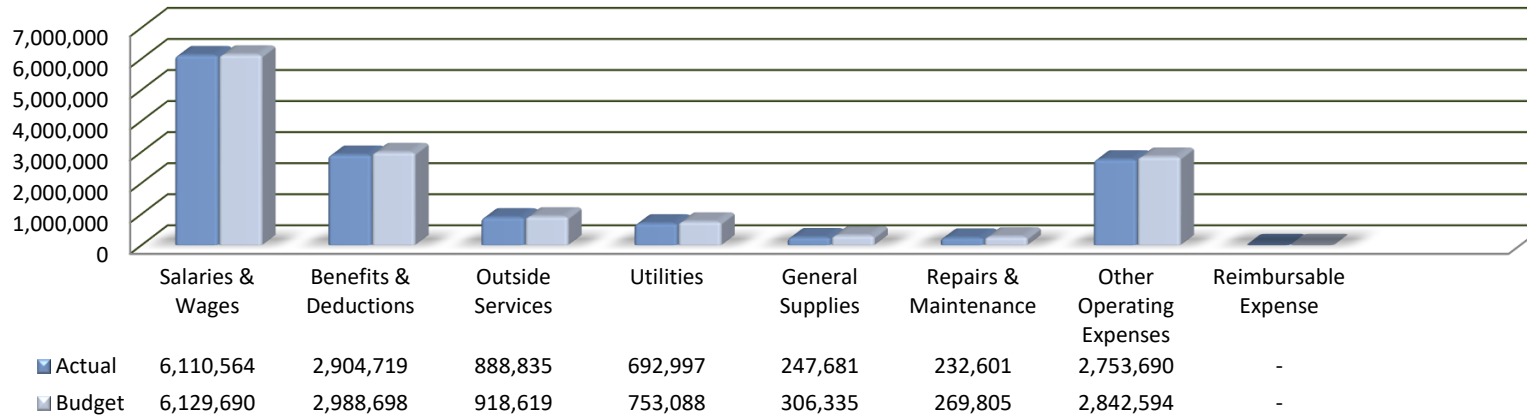


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Year to Date Revenue



Year to Date Expense



* Limited Activity includes all District activity except Capital Revenue/Expenditures, Reimbursable Revenue/Expenditures, and Depreciation.

† Restricted Revenue includes only revenue that has been restricted for use by Operating Funds.

General Ledger

Board Report - Martis Valley Water System (Operations) *

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 Period: 10 to 12, 2025
 Fiscal Year: 2025



N.C.S.D.
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Account Type	Description	Current Quarter (Periods 10 to 12)			Year to Date (Periods 01 - 12)			Annual	
		Actual	Budget	Variance **	Actual	Budget	Variance **	Budget	% Expended
	Revenue								
R01	Operating Revenue	420,762	377,028	43,734	1,617,924	1,508,110	109,814	1,508,110	107.3%
R02	Non-operating Revenue	-	-	-	-	-	-	-	-
R03	Restricted Revenue †	-	-	-	-	-	-	-	-
R04	Reimbursable Revenue	239	3,313	(3,074)	3,717	13,250	(9,533)	13,250	28.1%
	Total Revenue	421,001	380,341	40,660	1,621,641	1,521,360	100,281	1,521,360	106.6%
	Expense								
E02	Salaries & Wages	54,727	52,031	(2,696)	213,028	208,122	(4,906)	208,122	102.4%
E03	Benefits & Deductions	794	392	(402)	3,373	1,567	(1,806)	1,567	215.3%
E04	Outside Services	1,646	7,083	5,437	16,015	28,330	12,315	28,330	56.5%
E05	Utilities	63,721	76,371	12,650	283,872	305,483	21,611	305,483	92.9%
E06	General Supplies	4,810	5,113	303	16,912	20,450	3,538	20,450	82.7%
E07	Repairs & Maintenance	1,855	9,250	7,395	29,502	37,000	7,498	37,000	79.7%
E08	Other Operating Expenses	33,606	31,302	(2,304)	122,989	125,207	2,218	125,207	98.2%
E09	Non-operating Expenses	-	-	-	-	-	-	-	-
E10	Intradistrict Allocations	208,117	232,135	24,018	884,605	928,539	43,934	928,539	95.3%
E11	Reimbursable Expense	-	3,125	3,125	1,738	12,500	10,762	12,500	13.9%
E12	Transfers	-	-	-	-	-	-	-	-
E13	Capital Expenditures	-	-	-	-	-	-	-	-
E14	Depreciation	-	-	-	-	-	-	-	-
	Total Expense	369,276	416,802	47,526	1,572,034	1,667,198	95,164	1,667,198	94.3%
	Report Totals	51,725	(36,461)	88,186	49,607	(145,838)	195,445	(145,838)	-34.0%

* MVWS (Operations) includes all Reimbursable Revenue/Expenditures but does not include Capital Revenue/Expenditures and Depreciation.

** Favorable Variances are represented as positive numbers. Unfavorable Variances are represented as (negative) numbers.

† Restricted Revenue includes only revenue that has been restricted for use by the MVWS Operations Fund.

General Ledger

Board Report - Martis Valley Water System (Operations) *

Period: 10 to 12, 2025

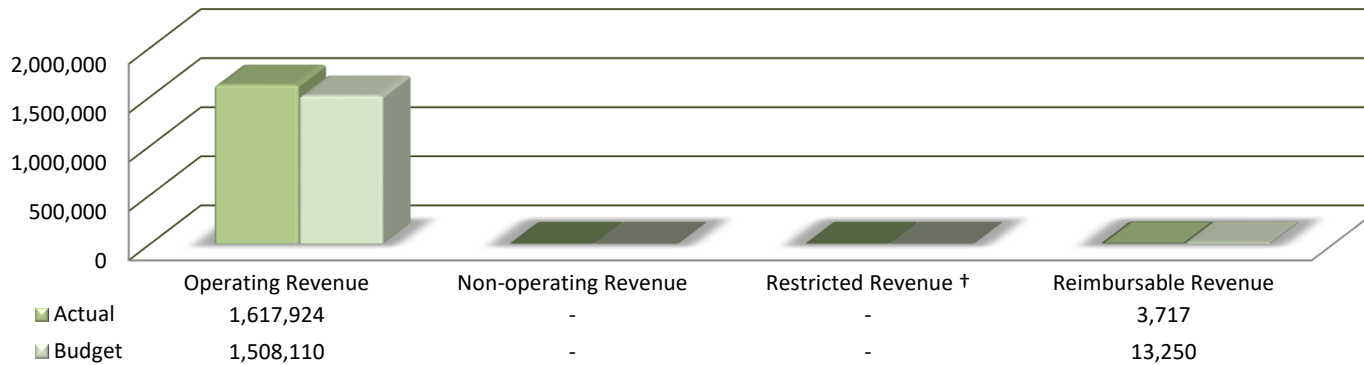
Fiscal Year: 2025



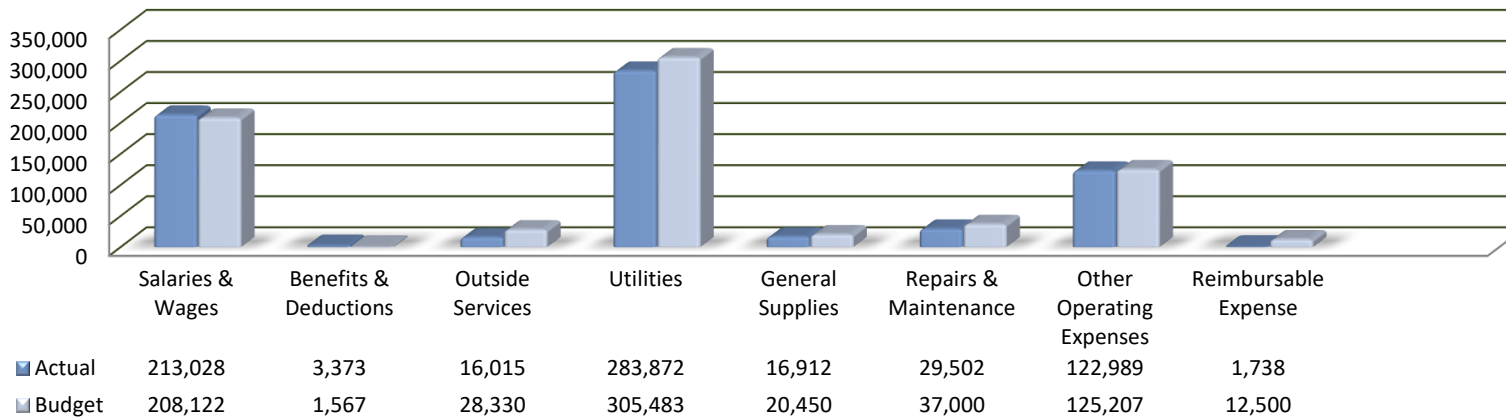
N.C.S.D

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Year to Date Revenue



Year to Date Expense



* Limited Activity includes all District activity except Capital Revenue/Expenditures, Reimbursable Revenue/Expenditures, and Depreciation.

† Restricted Revenue includes only revenue that has been restricted for use by Operating Funds.

NCSD Project Reporting

for the 12 Months Ending June 30, 2025

		Revenue		Expense					C = Completed
Project Number	Project Description	Adopted Budget *	Actual Revenue	Adopted Budget *	Budget Adjustment	Total Available Budget *	Year To Date		CXL = Cancelled
							Actual Expenditure	Favorable / (Unfavorable)	P = Postponed
Capital Purchases									
Fund 019 - Egr & Utility Ops Capital Expenditures									
C25-001	Millermatic 255 MIG Welder	-	-	7,000	-	7,000	6,863	137	
	Total Fund 019	-	-	7,000	-	7,000	6,863	137	
Fund 029 - Fleet Capital Expenditures									
C25-017	Opacity Smokemeter Set	-	-	-	-	-	5,172	(5,172)	
	Total Fund 029	-	-	-	-	-	5,172	(5,172)	
Fund 119 - Northstar Water System Capital Expenditures									
C25-MTR	Meter Purchases - FY2025 (NWS Portion)	-	(244)	-	-	-	-	-	
	Total Fund 119	-	(244)	-	-	-	-	-	
Fund 129 - Martis Valley Water System Capital Expenditures									
C25-MTR	Meter Purchases - FY2025 (MVWS Portion)	-	-	-	-	-	9,311	(9,311)	
	Total Fund 129	-	-	-	-	-	9,311	(9,311)	
Fund 619 - Fire Capital Expenditures									
C24-012	Fire Chief Vehicle (C-300)	-	-	85,000	-	85,000	-	85,000	
C25-007	Bendix King Radios (2)	-	-	7,000	-	7,000	-	7,000	
C25-008	SCBA Multiple_FEMA AFG	-	-	14,000	-	14,000	-	14,000	
C25-016	SCBA Cylinders & Valves (20)	-	-	-	20,000	20,000	11,537	8,463	
	Total Fund 619	-	-	106,000	20,000	126,000	11,537	114,463	
Fund 719 - Snow Capital Expenditures									
C25-014	CAT 140 LVR Motor Grader	-	-	448,550	-	448,550	448,549	1	
	Total Fund 719	-	-	448,550	-	448,550	448,549	1	
Total Capital Purchases		-	(244)	561,550	20,000	581,550	481,432	100,118	

Capital Projects

Fund 019 - Egr & Utility Ops Capital Expenditures									
C24-022	EV Charger Design & Install (Utility Ops Portion)	94,621	-	189,242	-	189,242	4,230	185,012	
	Total Fund 019	94,621	-	189,242	-	189,242	4,230	185,012	

		Revenue		Expense					C = Completed
Project Number	Project Description	Adopted Budget *	Actual Revenue	Adopted Budget *	Budget Adjustment	Total Available Budget *	Year To Date		CXL = Cancelled
							Actual Expenditure	Favorable / (Unfavorable)	P = Postponed
Fund 119 - Northstar Water System Capital Expenditures									
C24-005	Tank C Exterior Recoat	-	-	457,350	-	457,350	398,407	58,943	
C25-002	Tank D Asphalt Replacement	-	-	57,935	-	57,935	-	57,935	
C25-003	SCADA PLC & Cellular Retrofit (NWS Portion)	-	-	162,500	-	162,500	138,775	23,726	
	Total Fund 119	-	-	677,785	-	677,785	537,182	140,603	
Fund 129 - Martis Valley Water System Capital Expenditures									
C25-004	Lahontan Well 01 Emerg Repair	-	-	113,279	-	113,279	62,006	51,273	
	Total Fund 129	-	-	113,279	-	113,279	62,006	51,273	
Fund 219 - Sewer Capital Expenditures									
C25-003	SCADA PLC & Cellular Retrofit (Sewer Portion)	-	-	162,500	-	162,500	164,746	(2,246)	
C25-005	Northstar Dr Sewer Sag Repair	-	-	150,000	-	150,000	-	150,000	
	Total Fund 219	-	-	312,500	-	312,500	164,746	147,754	
Fund 319 - Solid Waste Capital Expenditures									
C25-006	Dumpster Site Driveway & Patch	-	-	61,738	-	61,738	-	61,738	
	Total Fund 319	-	-	61,738	-	61,738	-	61,738	
Fund 619 - Fire Capital Expenditures									
C24-022	EV Charger Design & Install (Fire Portion)	94,621	-	189,242	-	189,242	273	188,970	
C25-009	Station 31 - Exterior Painting	-	-	25,000	-	25,000	24,000	1,000	
C25-010	Station 32 - Interior Painting	-	-	7,000	-	7,000	-	7,000	
	Total Fund 619	94,621	-	221,242	-	221,242	24,273	196,970	
Fund 629 - Fuels Mgt Capital Expenditures									
C23-009	Wood Energy (non-Grant Exp)	-	-	5,620,400	-	5,620,400	14,675	5,605,725	
C24-014	WEF Hard Costs_CalFIRE B&WDG	2,000,000	(510,000)	2,000,000	-	2,000,000	510,000	1,490,000	
C24-017	WEF Interpretive Displays_CTA	20,000	-	20,000	-	20,000	-	20,000	
C24-020	WEF Const_TTCF Forest Futures	100,000	-	100,000	-	100,000	-	100,000	
C24-021	WEF General_2024 TMRF	150,000	(51,262)	150,000	-	150,000	51,262	98,738	
C24-024	WEF Boiler_USDA FS Wood Energy	1,000,000	(995,040)	1,000,000	-	1,000,000	995,040	4,960	
C25-011	WEF Building_SNC Wildfire	1,000,000	-	1,000,000	-	1,000,000	-	1,000,000	
C25-012	WEF Hard Costs_Tahoe Fund	100,000	-	100,000	-	100,000	-	100,000	
C25-013	WEF Hard Costs_Vail Resorts	200,000	-	-	-	-	-	-	
	Total Fund 629	4,570,000	(1,556,302)	9,990,400	-	9,990,400	1,570,977	8,419,423	
Fund 729 - Roads Capital Expenditures									
C24-023	2024 Road Repaving Project	-	-	2,907,569	-	2,907,569	2,815,701	91,868	
	Total Fund 729	-	-	2,907,569	-	2,907,569	2,815,701	91,868	
Total Capital Projects		4,759,242	(1,556,302)	14,473,755	-	14,473,755	5,179,114	9,294,641	
Total Capital Purchases & Projects		4,759,242	(1,556,545)	15,035,305	20,000	15,055,305	5,660,546	9,394,759	

		Revenue		Expense					C = Completed
Project		Adopted	Actual	Adopted	Budget	Total	Year To Date		CXL = Cancelled
Number	Project Description	Budget *	Revenue	Budget *	Adjustment	Available Budget *	Actual Expenditure	Favorable / (Unfavorable)	P = Postponed
Operating Projects									
Fund 620 - Fuels Mgt Operations									
O25-001	CAMCO Cost Share_NCSD	-	-	10,000	-	10,000	10,000	-	
O25-002	Mountainside Cost Share_NCSD	-	-	43,800	-	43,800	43,800	-	
O25-003	NPOA Cost Share_NCSD	-	-	38,000	-	38,000	38,000	-	
O25-004	Trimont Cost Share_NCSD	-	-	62,000	-	62,000	62,000	-	
Total Fund 620		-	-	153,800	-	153,800	153,800	-	
Total Operating Projects		-	-	153,800	-	153,800	153,800	-	
Reimbursable & Grant Funded Projects †									
Reimbursable Projects									
R17-001	Ritz - East Parcel	-	(474)	-	-	-	-	-	
R22-002	Schaffer's Mill - Phase 2F/G	2,750	(668)	2,500	-	2,500	190	2,310	
R23-001	Schaffer's Mill Golf Maint	10,500	(316)	10,000	-	10,000	-	10,000	
R23-003	Family Barn Expansion	-	(2,733)	-	-	-	1,548	(1,548)	
R24-002	Mountainside Cost Share_Owner	-	-	-	-	-	-	-	
R25-001	CAMCO Cost Share_Owner	10,000	(10,000)	10,000	-	10,000	10,000	-	
R25-002	Mountainside Cost Share_Owner	43,800	(43,800)	43,800	-	43,800	43,800	-	
R25-003	NPOA Cost Share_Owner	38,000	(38,000)	38,000	-	38,000	38,000	-	
R25-004	Trimont Cost Share_Owner	62,000	(62,000)	62,000	-	62,000	62,000	-	
R25-005	Mid-Mtn Maint Sewer Expansion	17,650	(12,658)	-	17,650	17,650	11,551	6,099	
Total Reimbursable Projects		184,700	(170,650)	166,300	17,650	183,950	167,089	16,861	
Reimbursable Accounts									
R25-CFD	CFD Funded Admin	57,000	(82,436)	57,000	-	57,000	74,596	(17,596)	
R25-MVT	Martis Valley Trail - O&M	74,332	(38,090)	9,270	-	9,270	7,894	1,376	
R25-PRD	Highlands PRD Reimbursable	239,870	(158,558)	56,240	-	56,240	31,831	24,409	
R25-TRI	Trimont Reimbursable	65,059	(38,445)	32,000	-	32,000	38,445	(6,445)	
R25-STR	Strike Team Reimbursable	-	(5,496)	-	-	-	5,733	(5,733)	
Total Reimbursable Accounts		436,261	(323,025)	154,510	-	154,510	158,498	(3,988)	
Grant Funded Projects									
G19-003	MVT - Multiple Phases_TOT	2,640,000	(972,671)	2,640,000	-	2,640,000	981,020	1,658,980	
G22-003	Evacuation Route Proj_22 TMRF	48,249	(48,249)	48,249	-	48,249	48,249	-	
G23-003	NSTR Fuels Reduction_2023 TMRF	12,330	(11,148)	12,331	-	12,331	11,148	1,184	
G24-001	NEU Phase II_2023 CalFire CCI	1,250,000	(247,938)	1,250,000	-	1,250,000	247,938	1,002,062	
G25-001	W Boundary Fuels (WPZ)_TTAD	440,055	(357,555)	440,055	-	440,055	357,555	82,500	
G25-002	HVR Fuels (non-WPZ)_TTAD	-	(82,500)	-	-	-	82,500	(82,500)	
Total Grant Funded Projects		4,390,634	(1,720,060)	4,390,635	-	4,390,635	1,728,409	2,662,226	
Total Grant Funded & Reimbursable Projects		5,011,595	(2,213,735)	4,711,445	17,650	4,729,095	2,053,996	2,675,099	

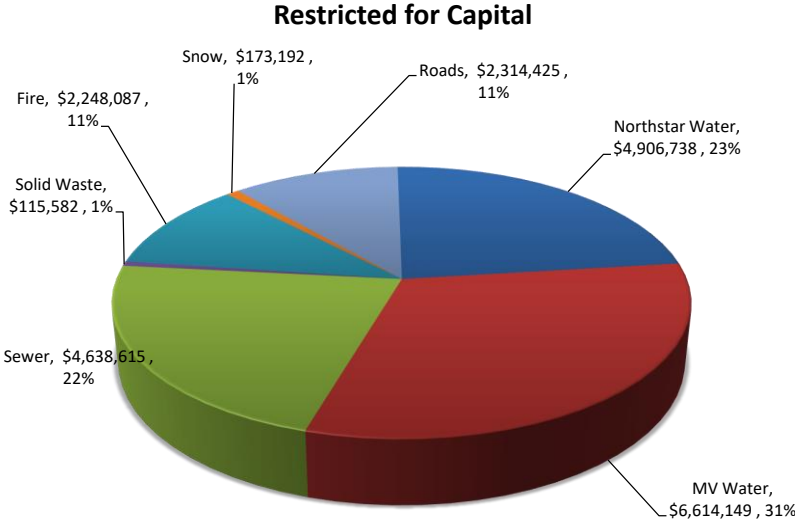
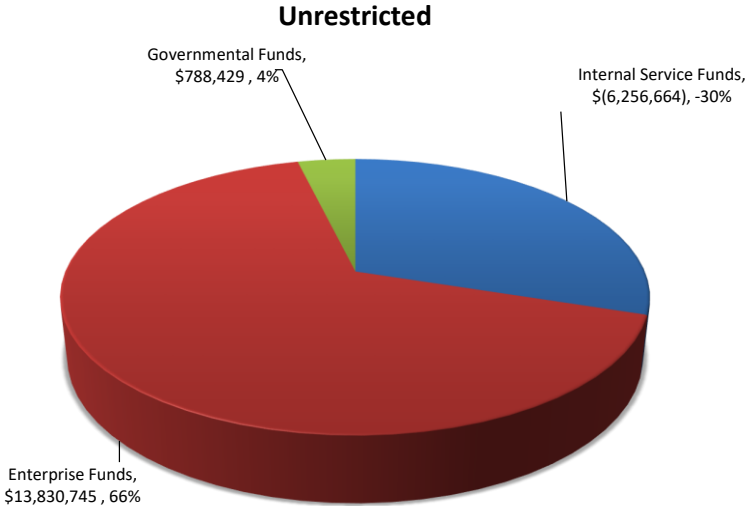
		Revenue		Expense				C = Completed CXL = Cancelled P = Postponed
Project Number	Project Description	Adopted Budget *	Actual Revenue	Adopted Budget *	Budget Adjustment	Total Available Budget *	Year To Date	
							Actual Expenditure	
Summary								
	Capital Purchases	-	(244)	561,550	20,000	581,550	481,432	100,118
	Capital Projects	4,759,242	(1,556,302)	14,473,755	-	14,473,755	5,179,114	9,294,641
	Operating Projects	-	-	153,800	-	153,800	153,800	-
	Reimbursable Projects	5,011,595	(2,213,735)	4,711,445	17,650	4,729,095	2,053,996	2,675,099
	Total	9,770,837	(3,770,280)	19,900,550	37,650	19,938,200	7,868,342	12,069,858

* If a project is split among multiple funds, then the project budgeted revenue and expense are represented as being specific to each fund in which the project resides.

† Grant Funded and Reimbursable Project revenues are reported inclusive of weighted labor revenue paid to the District. Expenses are reported exclusive of labor incurred by the District.

Northstar Community Services District
 Cash and Investment Reporting
 For the Quarter ending 06/30/2025

	Unrestricted				Restricted for Capital/Pension									Total Unrestricted & Restricted
	Internal Service Funds	Enterprise Funds	Governmental Funds	Total	Internal Service Funds	Enterprise Funds				Governmental Funds			Total	
						Northstar Water	MV Water	Sewer	Solid Waste	Fire	Snow	Roads		
US Bank/LAIF	\$ (6,447,995)	\$ 14,312,717	\$ 6,392,767	\$ 14,257,489		\$ (707,314)	\$ 57,903	\$ (894,936)	\$ (1,093)	\$ (1,029,241)	\$ (350,204)	\$ 450,001	\$ (2,474,883)	\$ 11,782,605
Section 115 Trust (CEPPT)	-	-	-	-	3,491,942	-	-	-	-	1,709,673	-	-	5,201,614	5,201,614
Charles Schwab	-	-	-	-		5,722,225	6,722,437	5,255,637	116,675	1,664,703	524,358	1,285,029	21,291,064	21,291,064
Interfund (Payable) / Receivable	208,899	(182,370)	(896,659)	(870,130)		(54,876)	(47,983)	286,951	-	(41,621)	-	727,659	870,130	-
Encumbrances	(17,568)	(299,602)	(4,707,679)	(5,024,849)		(53,298)	(118,209)	(9,037)	-	(55,427)	(963)	(148,263)	(385,197)	(5,410,046)
	\$ (6,256,664)	\$ 13,830,745	\$ 788,429	\$ 8,362,510	\$ 3,491,942	\$ 4,906,738	\$ 6,614,149	\$ 4,638,615	\$ 115,582	\$ 2,248,087	\$ 173,192	\$ 2,314,425	\$ 24,502,728	\$ 32,865,238



Risks for Sure, But Big Opportunities Too

Despite prevailing market uncertainties and mixed economic signals, a compelling case has emerged for a positive outlook on both stock and bond markets in the second half of 2025. While challenges persist, including geopolitical tensions, tariffs, and potentially elevated oil prices, the convergence of favorable seasonal patterns, persistent disinflationary trends, accommodative credit conditions, a weak U.S. Dollar, and substantial fiscal stimulus creates an attractive investment environment. The current positioning of investor underexposure to equities, combined with moderating bond yields and supportive monetary policy expectations, has presented strategic opportunities for diversified portfolios.

Investor Underexposure Creates a Contrarian Opportunity.

According to Bank of America's Global Fund Manager Survey of March 2025, Investment managers have reduced their significant overweight positions in US equities to the lowest levels in three years, creating potential for re-allocation as market conditions stabilize. This positioning dynamic, combined with defensive cash allocations, provides fuel for future market advancement when sentiment improves.

July's Historical Performance Advantage for Both Stocks and Bonds

July presents one of the most compelling seasonal opportunities for equity investors, with the S&P 500 posting average gains of 1.7% since 1928 and finishing positive 60% of the time. July's performance has been particularly strong in recent years, ranking as the second-best month for the S&P 500 over the past decade, averaging gains of 3.33%.

The seasonal strength extends beyond equities to fixed income markets. Bond yields historically exhibit a seasonal tendency to decline from May through August, with Treasury securities benefiting from this pattern. The combination of historically favorable seasonal patterns for both asset classes provides a supportive backdrop for diversified portfolios during the summer months.

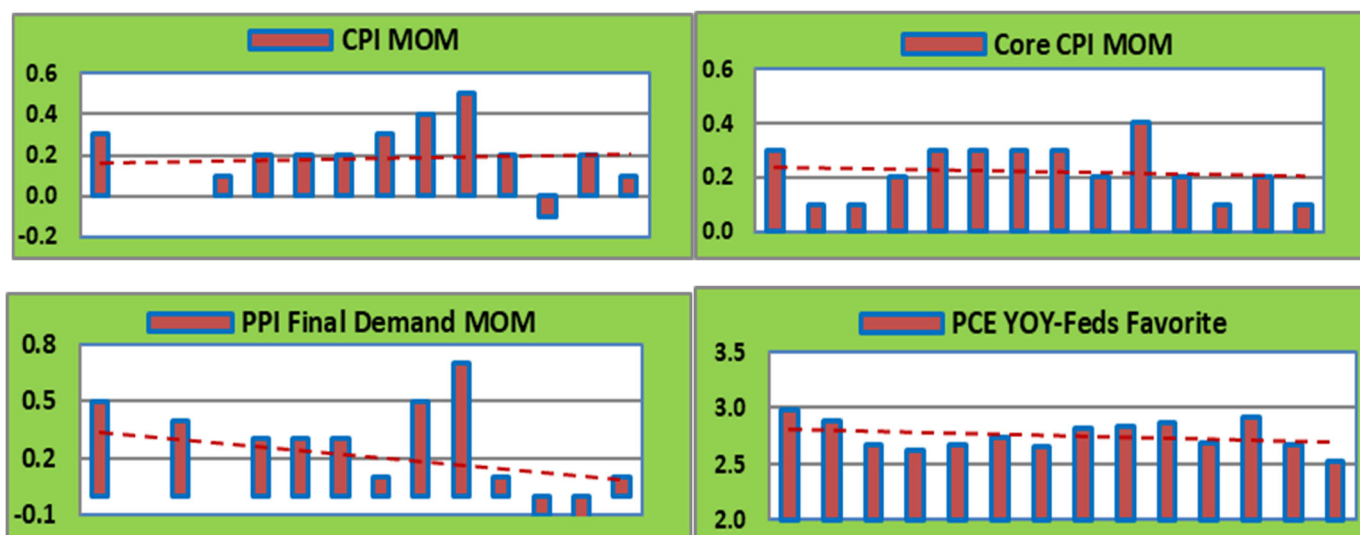
Notably, July has been the best performing month for the Nasdaq 100 over both 10-year and 20-year periods, averaging gains of 5.06% and 3.49%, respectively. This strength in technology-heavy indices complement the broader markets seasonal tailwinds.

Consistent Downside Inflation Surprises

Inflation data continues to surprise to the downside across multiple measures, providing crucial support for both equity and bond valuations. The May 2025 Consumer Price Index increased just 0.1% month-over-month, well below the expected 0.2%, while core CPI also rose only 0.1% versus forecasts of 0.3%. May marked the third consecutive month of downside surprises for both headline and core measures.

Producer Price Index data similarly came in below expectations, rising 0.1% monthly compared to the anticipated 0.2% increase. These consistent downside surprises indicate that inflationary pressures remain well-contained despite concerns about tariff impacts.

The Personal Consumption Expenditures index, the Federal Reserve's preferred inflation measure, continues its downward trajectory with April 2025 registering 2.5% year-over-year, down from 2.7% in March and 2.9% in February. Real-time inflation nowcasting from the Cleveland Federal Reserve projects June 2025 PCE at 2.34% annually, suggesting continued moderation.



Implications for Monetary Policy and Market Valuations

The persistent disinflationary environment provides the Federal Reserve with flexibility to maintain accommodative monetary policy. Despite uncertainty around the timing of rate cuts, the Fed's median projection continues to anticipate two 25-basis-point reductions in 2025. Fed Governor Christopher Waller has indicated that rate cuts could begin as early as July, noting that tariffs may not significantly boost inflation.

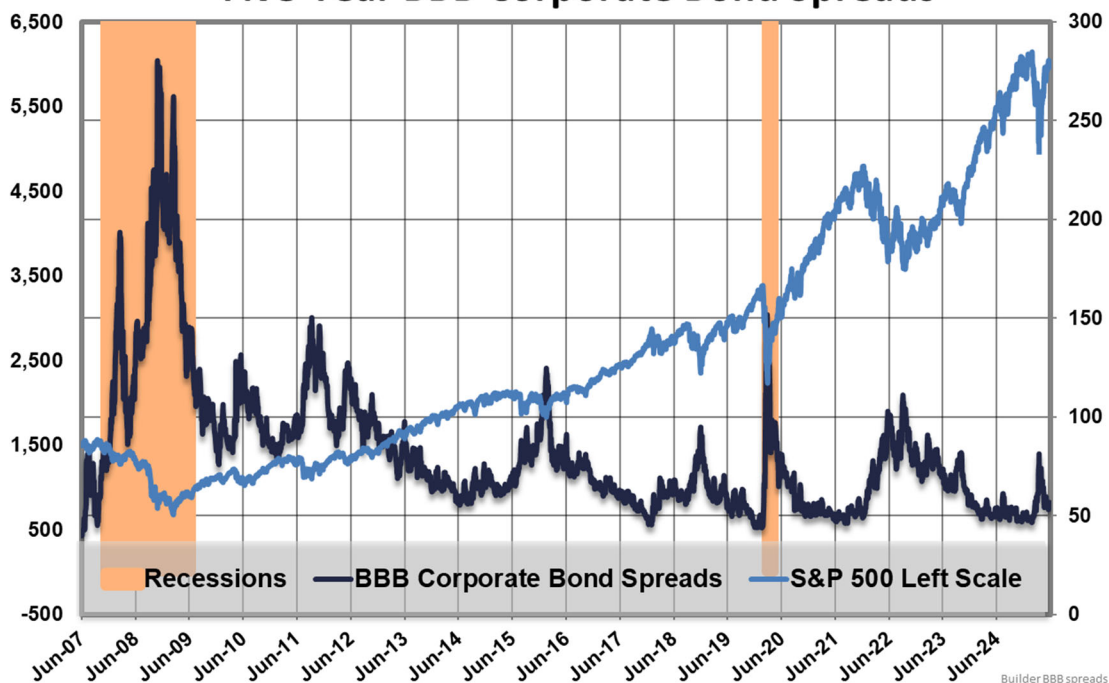
This disinflationary backdrop particularly benefits long-duration bonds and growth equities that are sensitive to interest rate changes. We believe it is a good time to lock in attractive yields, and to extend the duration of your Treasury bonds, corporate bond, and municipal bonds. Long-dated bonds are positioned to benefit significantly from any Fed rate cutting cycle.

Tight Credit Spreads Signal Market Confidence

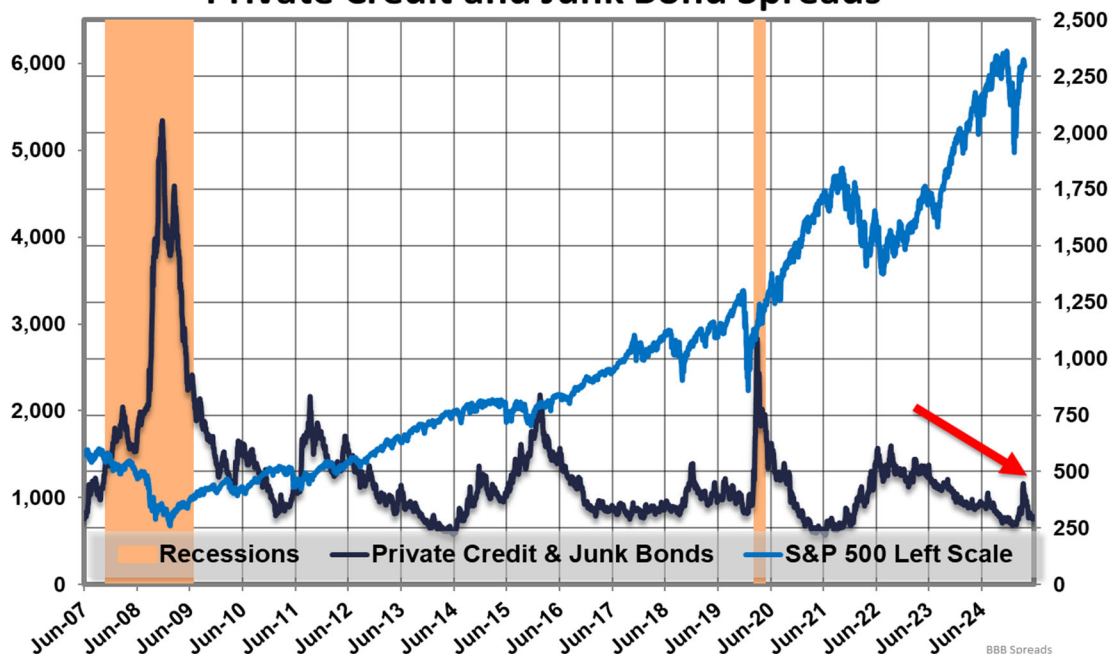
BBB corporate credit spreads remain at historically tight levels, indicating strong confidence in corporate credit quality and low default expectations across credit ratings. The corporate credit market exhibits robust fundamentals, with five-year BBB corporate bonds' credit spread near its historical lows.

High yield spreads, below 300 basis points, are also near their historical low. The credit environment benefits from solid U.S. economic growth expectations and moderate inflation, creating a supportive backdrop for leveraged credit performance but also makes for a very high-risk investment if the economy turns sour. KCM does not invest in private credit or junk bonds.

Five-Year BBB Corporate Bond Spreads



Private Credit and Junk Bond Spreads

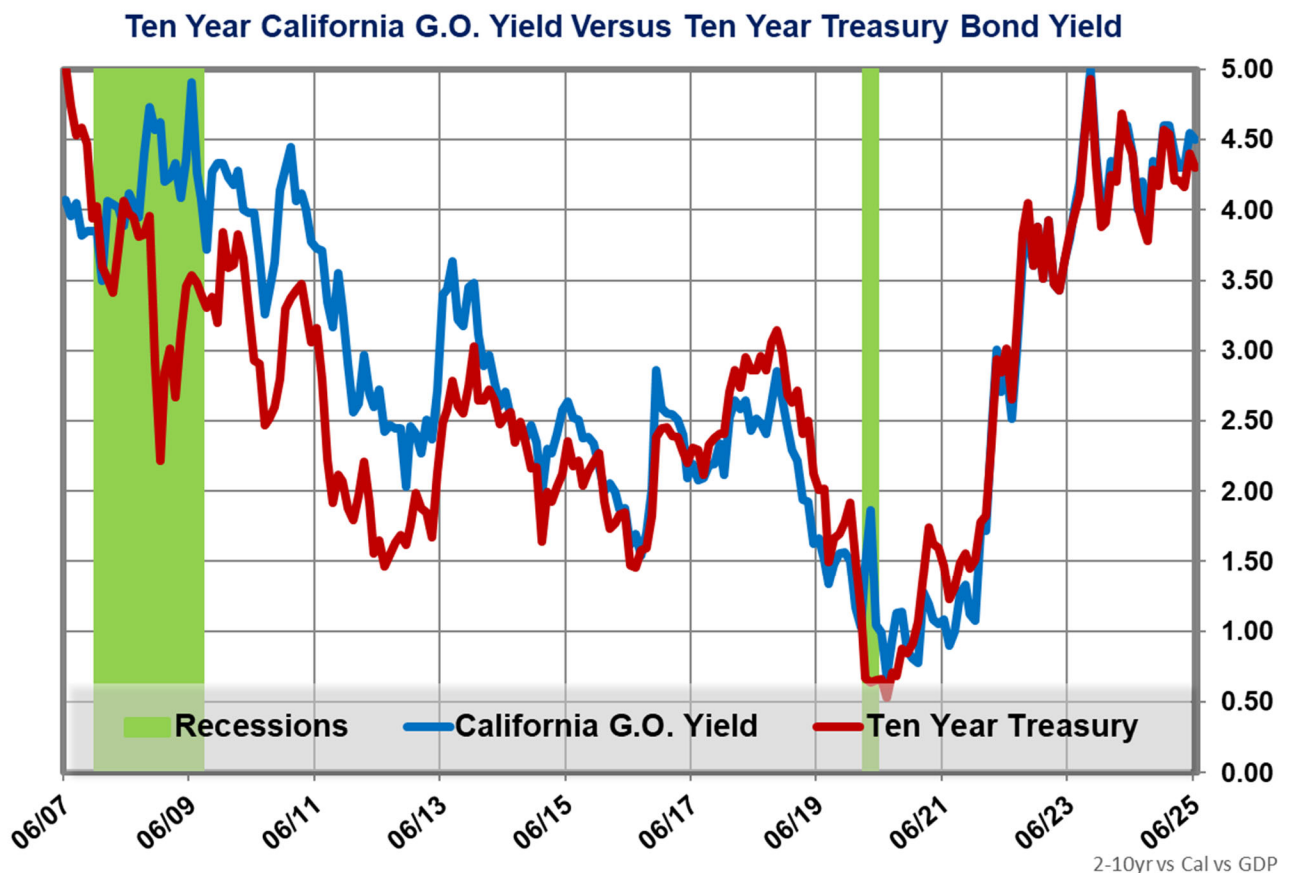


Treasury Yield Moderation Supports Both Asset Classes

Ten-year Treasury yields have declined approximately 20 basis points from recent highs of about 4.53%, currently trading around 4.30%, and represent significant relief from peaks near 4.80% reached in January 2025 and about 5.00% in October 2023. The yield decline has been driven by expectations of Federal Reserve rate cuts, with money markets now pricing in two quarter-point reductions for 2025.

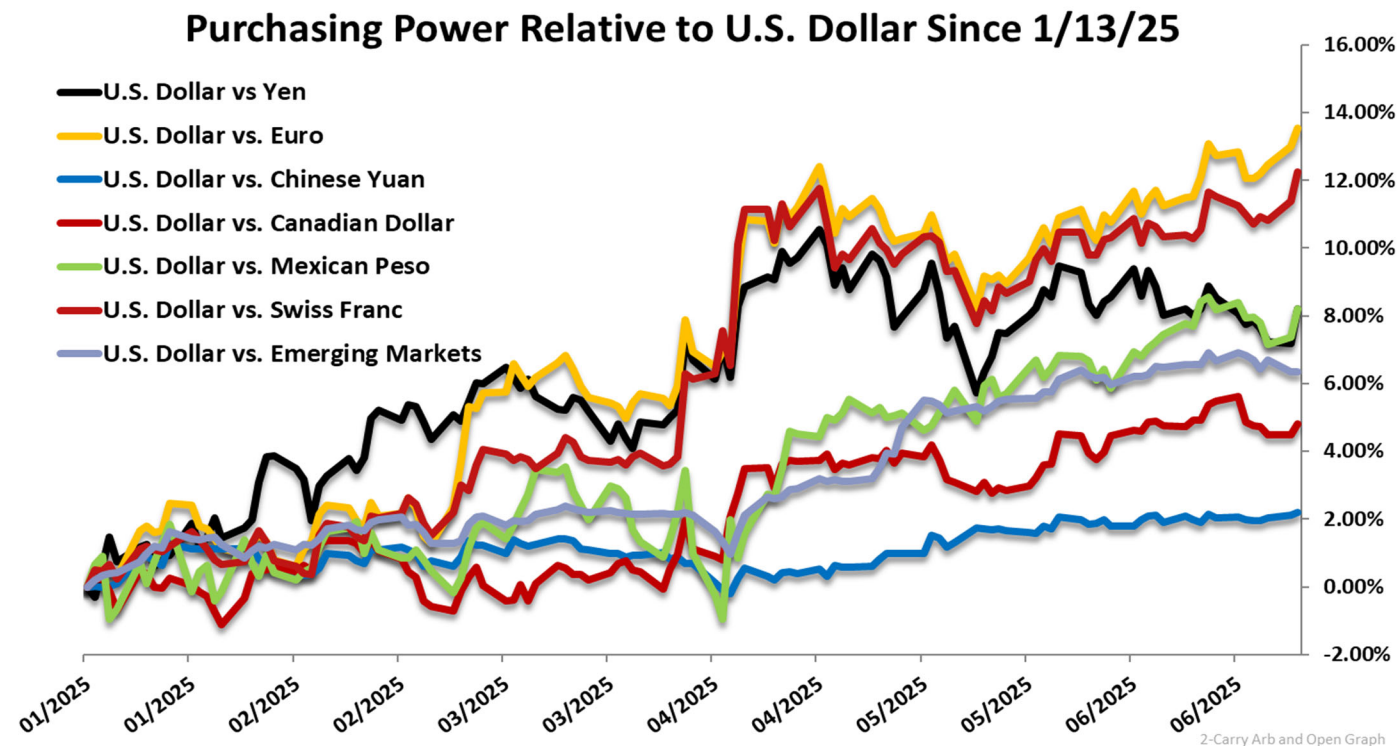
The moderation in Treasury yields provides dual benefits: reducing competition for equity investments from fixed-income alternatives, while simultaneously supporting bond prices.

We also note the last time we had ten-year Treasury bond yields and tax-free California municipal bond yields that were at today's levels was about 18 years ago, in June 2007. We appreciate the recent downward trend in yields, but we believe that current levels still present an attractive buying opportunity, especially for high-quality, properly structured municipal bonds.



Weak Dollar Benefits Corporate Earnings and Trade Balance

The U.S. dollar's recent weakness provides significant benefits for corporate earnings and export competitiveness. The dollar has declined to three-year lows versus the euro and 10-year lows against the Swiss franc, creating translation benefits for multinational corporations. Approximately 45% of S&P 500 revenues derive from international operations, making currency translation a material earnings driver.



The trade deficit benefits from dollar weakness as imports become more expensive while exports become more competitive internationally.

A weaker dollar makes American goods and services more competitively priced in foreign markets, potentially boosting export demand. This dynamic particularly benefits manufacturing and technology companies with significant international exposure. The currency weakness should also make U.S. dollar-denominated assets more attractive to foreign investors, (buy low, sell high) providing additional demand support for both stocks and bonds.

A weak dollar can also act similarly to a tariff and contribute to inflation in the United States. When the dollar weakens, the price of imported goods rises because it takes more dollars to purchase the same amount of foreign goods. This increase in import costs can be directly transmitted to consumer prices, causing inflationary pressures. In effect, a weaker dollar functions like a consumption tax—much like a tariff—by making imported products more expensive for U.S. consumers.

Historical evidence suggests that while a weaker dollar does tend to increase inflation, the effect is generally modest. This is partly because foreign exporters may choose to absorb some of the currency depreciation by reducing their profit margins rather than passing the entire cost on to U.S. buyers. Historical analysis shows that dollar declines provide net economic benefits through improved trade competitiveness, outweighing the costs of higher import prices and a small inflation bump.

Substantial Fiscal Stimulus from the "Big Beautiful Bill"

The One Big Beautiful Bill represents substantial fiscal stimulus totaling \$2.4 trillion in primary deficit impact over the coming decade. The legislation includes permanent extensions of 2017 tax cuts, expanded Child Tax Credit provisions, and enhanced business investment incentives through bonus depreciation and research and development expensing.

The fiscal stimulus is projected to increase take-home pay by \$7,800 to \$13,300 for average families and boost wages by \$6,100 to \$11,600 for typical workers, over the next decade. This substantial injection of purchasing power into the economy supports both consumer spending and business investment, creating positive conditions for equity markets.

The bill's business-friendly provisions, including domestic manufacturing incentives and 100% expensing for new factories, should boost capital investment and productivity growth. These measures provide fundamental support for corporate earnings growth and economic expansion.

Economic Growth Momentum Despite Mixed Employment Signals

The Atlanta Federal Reserve's GDPNow model projects robust 3.4% real GDP growth for the second quarter of 2025. This projection, while down from earlier estimates reaching 4.6%, still indicates solid economic expansion well above long-term trend growth rates. The strong forecast follows a disappointing first quarter where real GDP decreased at a 0.2% annual rate, mostly explained by aggressive imports, front running President Trump's tariffs.

The rebound in Q2 expectations suggests the economy has regained momentum, supported by increases in investment, consumer spending, and exports. This growth projection significantly exceeds the consensus forecast of around 2% for 2025, indicating potential upside surprises to economic performance.

Labor Market Normalization Rather Than Deterioration

While unemployment claims have increased to 247,000 in late May, representing an eight-month high, the overall level remains historically low. The rise in claims appears to reflect normalization rather than sharp deterioration, as total Americans receiving unemployment benefits decreased to 1.9 million.

The labor market shows signs of gradual cooling rather than collapse, with job openings declining but hiring continuing at a measured pace. This "goldilocks" scenario of moderating labor market tightness without recession supports both economic growth and Federal Reserve policy flexibility.

Energy Price Concerns

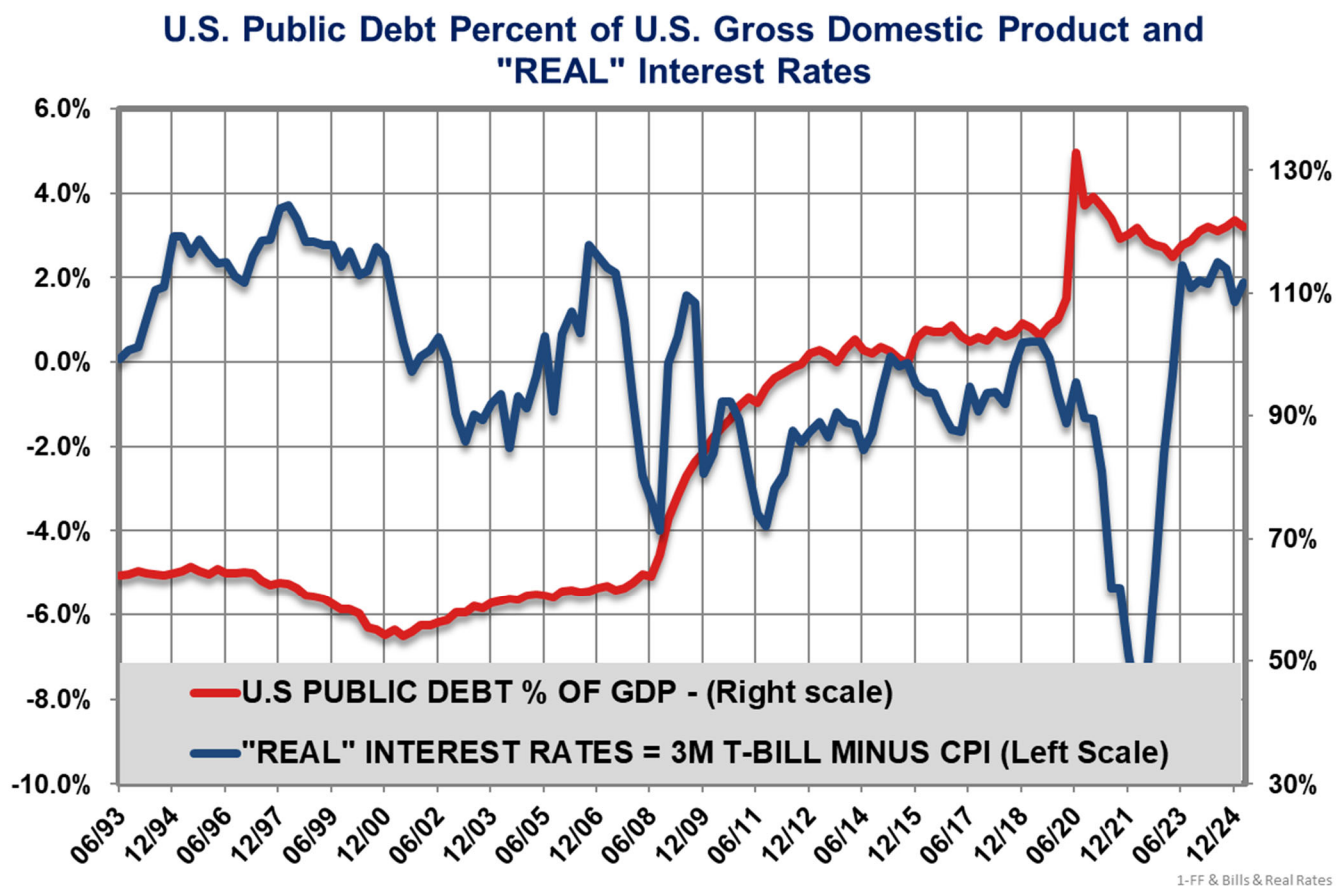
Rising crude oil prices present legitimate inflation concerns, with Brent crude experiencing significant gains amid Middle East tensions, moving from about \$65/barrel to almost \$80/barrel, then falling sharply back to the mid \$60's/barrel. Goldman Sachs projects potential spikes to \$110 per barrel in worst-case scenarios involving Strait of Hormuz disruptions, though base case forecasts remain in the \$60-70 range.

Federal Debt Concerns and Market Resilience

Concerns about federal debt levels and their impact on interest rates remain valid, with federal debt having doubled over the past 15 years. Interest payments on federal debt now constitute a significant portion of government spending, with rates reaching 3.37% on average for all federally issued debt.

As the public debt increases uncomfortably in relation to U.S. GDP, investors should demand a higher 'real' return on U.S. Treasury debt. However, that has only happened marginally. If the currently weakening employment and lower inflation numbers lead to Fed cuts, 'real' interest rates might even decline. My point is that, despite the headline concern about increasing public debt, the bond market is not panicking.

We believe the current debt situation remains manageable in the near term, and markets have demonstrated resilience to fiscal concerns. The combination of economic growth, moderate inflation expectations, and Federal Reserve policy flexibility provides buffers against debt-related market disruptions.



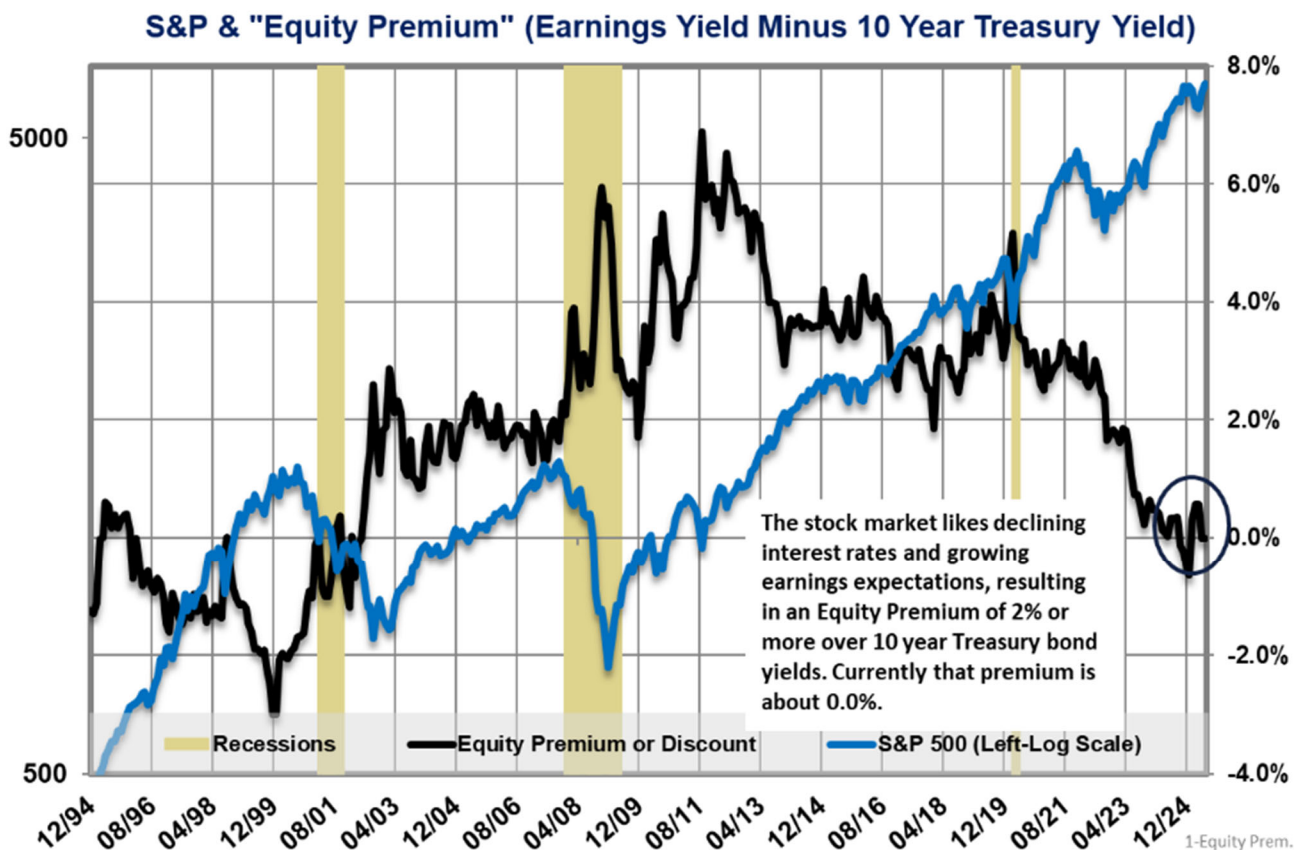
Geopolitical Risk Management

Foreign war concerns, particularly involving Iran and ongoing Russia-Ukraine conflicts, pose ongoing risks to market stability. Geopolitical instability typically triggers risk-off behavior, with capital flowing from equities to government bonds and gold.

However, markets have shown remarkable resilience to geopolitical shocks over time, often recovering quickly once initial uncertainty subsides. The diversification benefits of holding both stocks and bonds provide natural hedging against geopolitical volatility.

Investment Strategy and Asset Allocation Implications

The current environment suggests a balanced approach to both equity and fixed income allocations. With earnings yields approximately equal to 10-year Treasury yields, the traditional equity risk premium has compressed to near zero. However, this metric alone should not drive investment decisions, as other factors support equity ownership.



The combination of seasonal strength, fiscal stimulus, currency tailwinds, and potential monetary policy easing creates conditions favorable for both asset classes. Bonds benefit from disinflationary trends and potential Fed rate cuts, while stocks benefit from earnings growth, fiscal stimulus, and improving international competitiveness.

Sector and Style Considerations

Within equity allocations, the weak dollar environment particularly benefits multinational corporations and export-oriented industries. Technology companies with significant international revenue streams should benefit from both currency translation and improved global competitiveness.

Fixed income allocations should emphasize longer-duration securities, positioned to benefit from potential Fed rate cuts and continued disinflationary trends. We believe that means 5-to-10-year maturity dates for Treasury and corporate bonds and longer maturity dates, high coupons, and 10-year call dates for municipal bonds.

Conclusion

The convergence of favorable seasonal patterns, persistent disinflationary trends, accommodative credit conditions, substantial fiscal stimulus, and currency tailwinds create compelling conditions for both stock and bond market performance. While legitimate risks exist from energy price inflation, geopolitical tensions, and federal debt concerns, the overall balance of factors supports a constructive outlook.

The current environment of investor underexposure to equities, combined with July's historically strong seasonal patterns and moderating bond yields, provides attractive entry points for diversified portfolios. The key to navigating this environment successfully lies in maintaining balanced allocations across asset classes while monitoring risk factors for any meaningful deterioration.

Given the substantial fiscal support, persistent disinflationary pressures, and potential for Federal Reserve accommodation, both medium-term equity and bond market outlooks remain positive. Investors positioned with appropriate diversification across both asset classes should benefit from the supportive fundamental backdrop while maintaining resilience against potential volatility.

Never Hesitate to Call Us

We are always available to address any questions or concerns you may have. We sincerely appreciate your trust in KCM and the valuable referrals you may provide. We remain committed to exceeding your expectations in all aspects of our service.

Jay Kellett - Founder and CEO

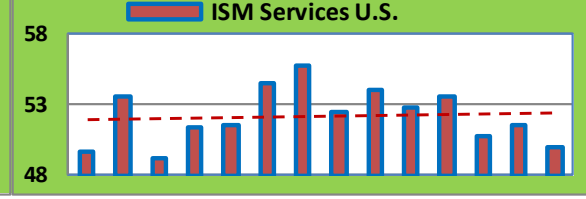
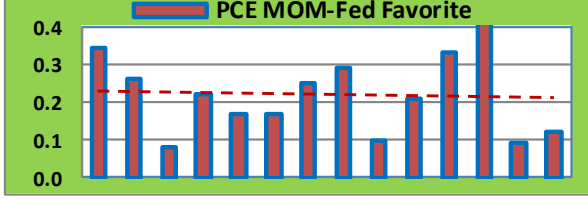
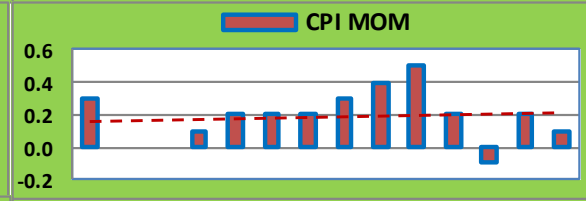
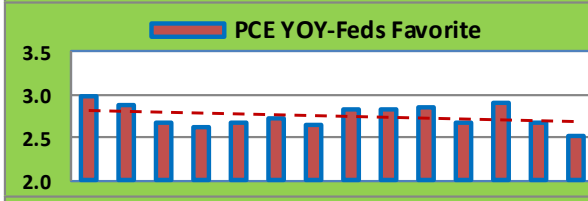
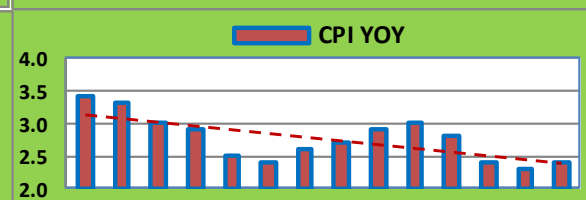
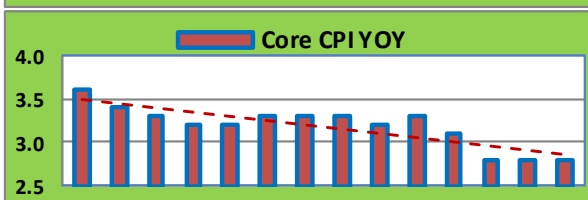
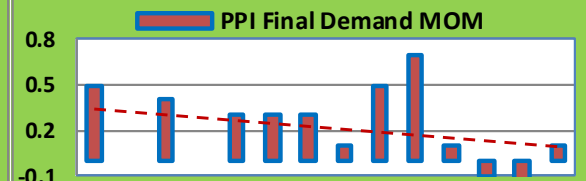
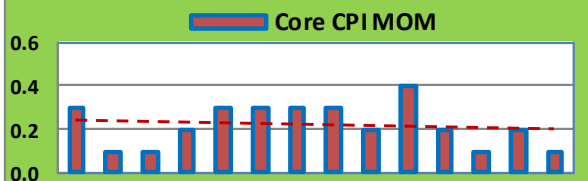
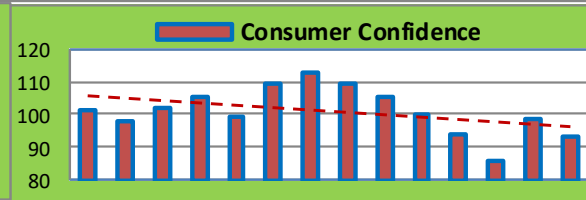
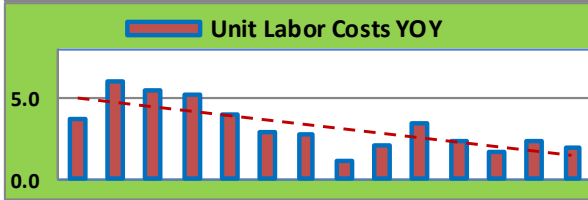
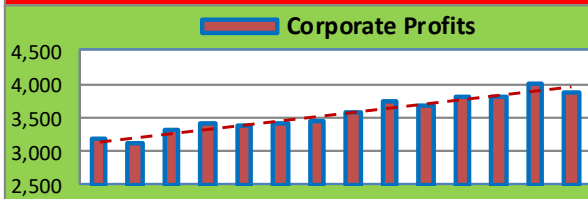
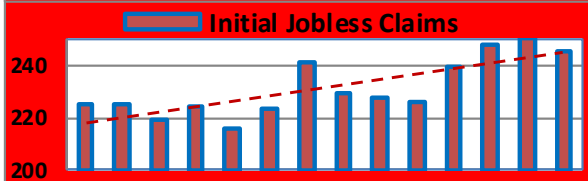
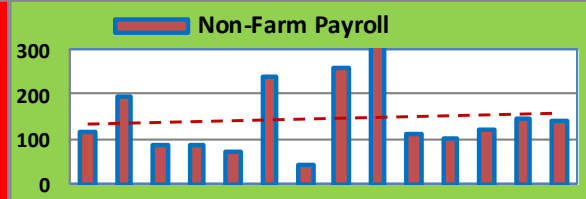
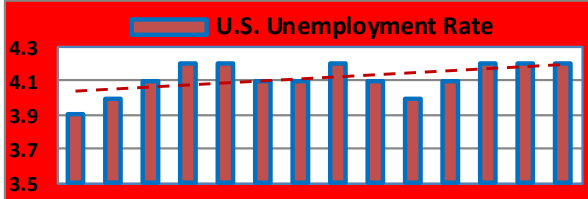
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Economic Trends

Red=Troubling Trends Green=Favorable Trends

6/25/2025

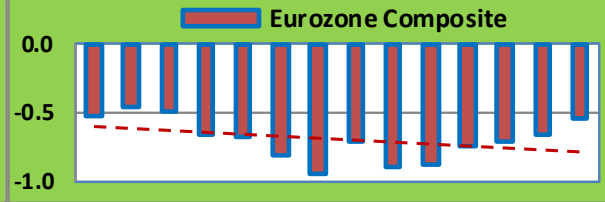
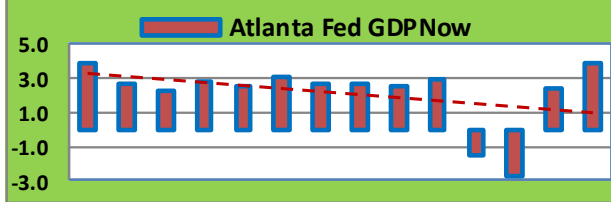
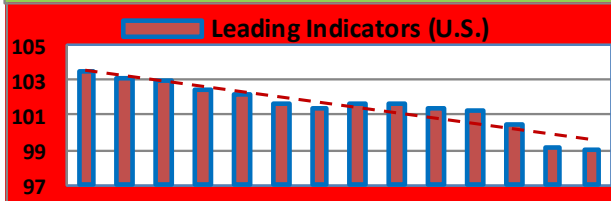
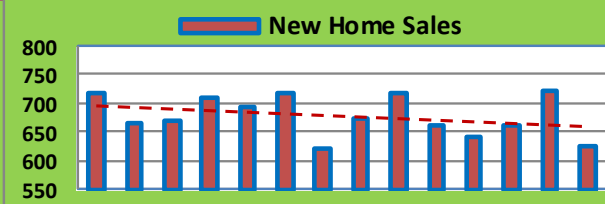
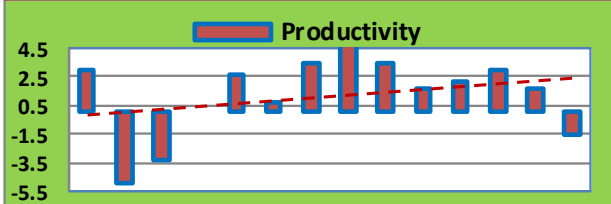
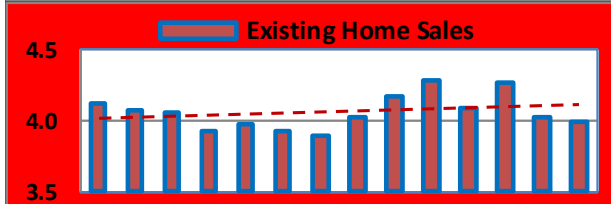
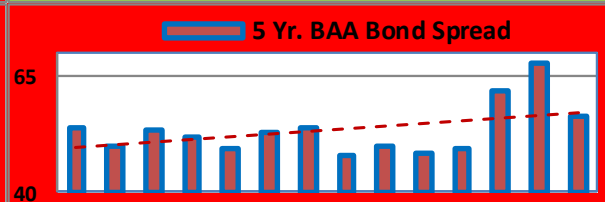
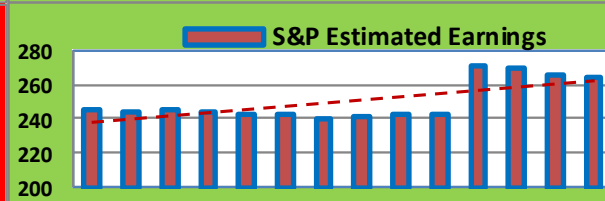
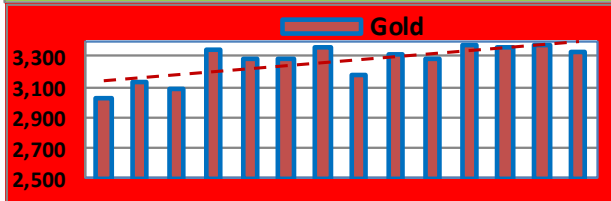
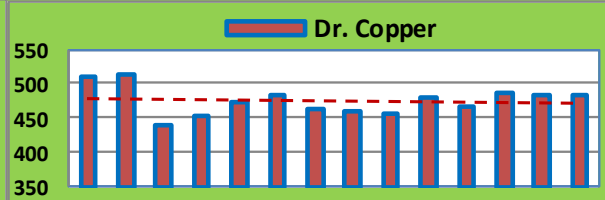
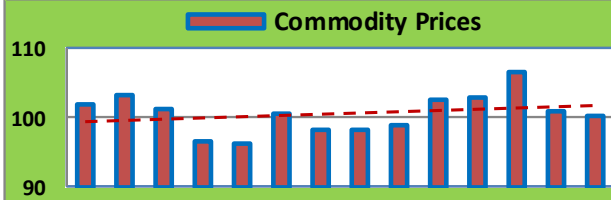
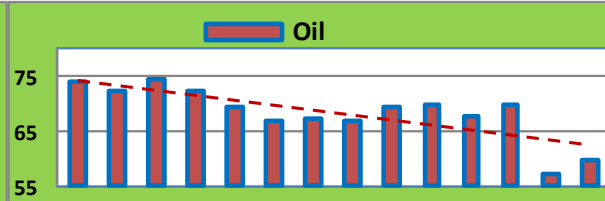
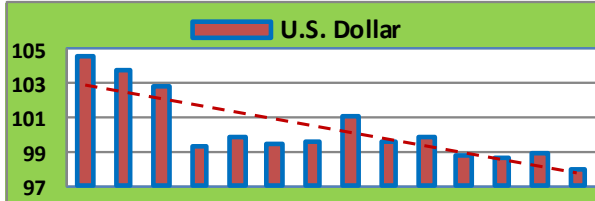




Economic Trends

Red=Troubling Trends Green=Favorable Trends

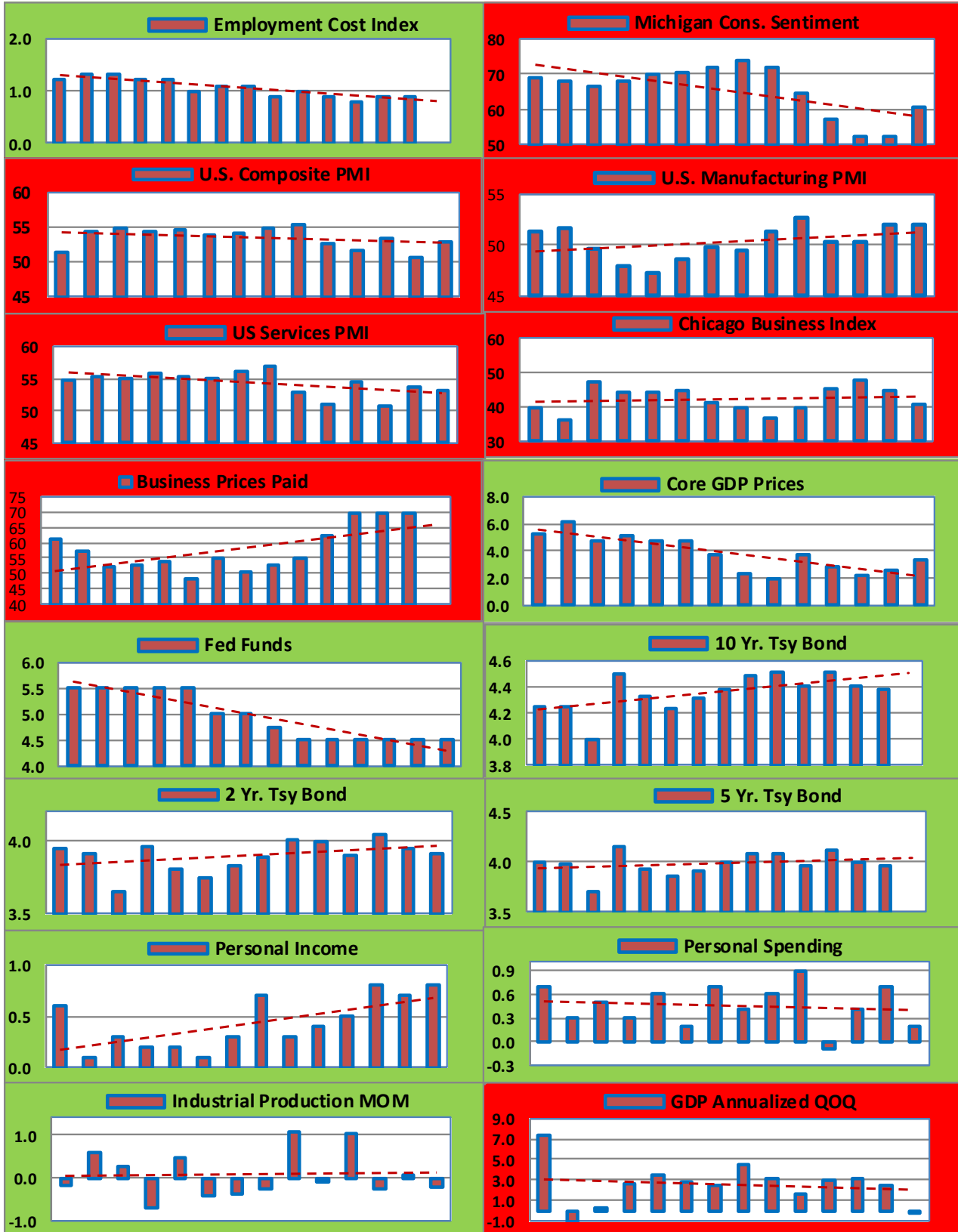
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Economic Trends

Red=Troubling Trends Green=Favorable Trends 6/25/2025





INVESTMENT ADVISORS LLC

Northstar Community Services District
Attn: Greg Rosenthal
900 Northstar Drive
Truckee, CA 96161

July 14, 2025

Dear Greg,

Enclosed are the 2025 Q2 KCM Portfolio Reports for the various Northstar Community Service District accounts. During the six months ending 6/30/2025, the Combined Accounts had investment gains of \$448,655, representing a return of +3.01%. Net of KCM fees the returns were +2.89%.

We managed your investments in conformance with the CA Government Code as adopted within your Investment Guidelines and Objectives.

As you will see in the table below, KCM is comparing favorably to the bond market benchmarks:

KCM's performance compared to:

1-3 year US Treasury Index *(as reported through Bloomberg)*

1-3 year Investment-grade Corporate Index *(as reported through Bloomberg)*

LAIF - yield information provided by California State Treasurer's office *(website)*

Returns vs Market Indices	<u>2025 YTD</u>	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>
KCM (gross of fees)	3.01%	5.01%	4.65%	-3.30%	-0.32%
1-3 yr Treasury	2.84%	4.03%	4.31%	-3.33%	-0.60%
1-3 yr Corporate	3.13%	5.28%	5.49%	-3.83%	-0.13%

Market Yield vs Quarterly Average	<u>2025 Q2</u>	<u>2025 Q1</u>	<u>2024 Q4</u>	<u>2024 Q3</u>	<u>2024 Q2</u>
KCM (Yield to Maturity)	4.50%	4.46%	4.64%	4.43%	5.50%
KCM (Market Yield)	4.10%	4.23%	4.28%	4.46%	5.50%
LAIF (Qtrly Average)	4.10%	4.34%	4.62%	4.71%	4.36%

<u>Market Yield vs Quarterly Average</u>	<u>2024 Q1</u>	<u>2023 Q4</u>	<u>2023 Q3</u>	<u>2023 Q2</u>	<u>2023 Q1</u>
KCM (Yield to Maturity)	5.48%	5.28%	5.14%	5.69%	5.00%
KCM (Market Yield)	5.47%	5.28%	5.14%	5.69%	5.01%
LAIF (Qtrly Average)	4.30%	3.78%	3.59%	3.15%	2.74%

We will continue to monitor your holdings and advise you of any need to make changes to your investment strategy or individual investment holdings during this upcoming year.

Kindest regards,
Don Jesberg
Portfolio Manager



KCM Investment Advisors LLC
PORTFOLIO SUMMARY
Northstar Community Services District
Combined Accounts
 June 30, 2025

<u>Security Type</u>	<u>Adjusted Cost</u>	<u>Market Value</u>	<u>Pct. Assets</u>	<u>Yield</u>	<u>Est. Annual Income</u>
Cash Or Cash Equiv					
CASH AND EQUIVALENTS	6,227,966.41	6,227,966.41	28.7	0.1	3,113.98
Money Market Mutual Funds	26,860.28	26,860.28	0.1	3.9	1,044.81
	<u>6,254,826.69</u>	<u>6,254,826.69</u>	<u>28.8</u>	<u>0.1</u>	<u>4,158.79</u>
Taxable Fixed Income					
Corporates	12,779,424.13	12,834,293.30	59.1	4.4	558,768.05
GOVERNMENT BONDS	2,430,608.91	2,457,394.44	11.3	4.1	104,375.00
Accrued Interest		<u>176,439.03</u>	<u>0.8</u>		
	<u>15,210,033.04</u>	<u>15,468,126.78</u>	<u>71.2</u>	<u>4.4</u>	<u>663,143.05</u>
TOTAL PORTFOLIO	21,464,859.73	21,722,953.47	100.0	3.1	667,301.84



Northstar Community Services District
900 Northstar Drive
Truckee, CA 96161

KCM Investment Advisors LLC
STATEMENT OF MANAGEMENT FEES

Cash Or Cash Equiv as of 06-30-25	\$	6,254,826.69
Minimum Management Fee		0.00
Taxable Fixed Income as of 06-30-25	\$	15,468,126.78
15,468,127 @ 0.2500 % per annum		9,667.58
Quarterly Management Fee	\$	9,667.58

TOTAL DUE & DEDUCTED FROM YOUR ACCOUNT	\$	9,667.58
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KCM Investment Advisors LLC
300 Drakes Landing Road, Suite 210
Greenbrae, CA 94904
(415) 461-7788



KCM Investment Advisors LLC
PERFORMANCE REPORT
Discounted Cash Flow Method Gross of Fees
Northstar Community Services District
Combined Accounts
From 12-31-24 to 06-30-25

Portfolio Value on 12-31-24	14,427,718.85
Accrued Interest	151,169.72
Contributions	6,727,161.33
Withdrawals	-31,751.72
Realized Gains	9,639.14
Unrealized Gains	121,591.21
Interest	292,155.62
Dividends	0.00
Change in Accrued Interest	25,269.32
Portfolio Value on 06-30-25	21,546,514.43
Accrued Interest	176,439.03
	<u>21,722,953.46</u>
Total Gain before Fees	448,655.29
IRR for 0.50 Years	3.01 %

A security's or a firm's past investment performance is not a guarantee or predictor of future investment performance. Please contact us if you have any questions.



KCM Investment Advisors LLC
PERFORMANCE REPORT
Discounted Cash Flow Method Net of Fees
Northstar Community Services District
Combined Accounts
From 12-31-24 to 06-30-25

Portfolio Value on 12-31-24	14,427,718.85
Accrued Interest	151,169.72
Contributions	6,727,161.33
Withdrawals	-13,207.08
Realized Gains	9,639.14
Unrealized Gains	121,591.21
Interest	292,155.62
Dividends	0.00
Change in Accrued Interest	25,269.32
Management Fees	-18,544.64
Portfolio Value on 06-30-25	21,546,514.43
Accrued Interest	176,439.03
	<u>21,722,953.46</u>
Total Gain after Fees	430,110.65
IRR for 0.50 Years	2.89 %

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KCM Investment Advisors

PORTFOLIO SUMMARY

*Northstar Community Services District - Northstar Water**Charles Schwab Account #NNNN-NNNN**June 30, 2025*

<u>Security Type</u>	<u>Adjusted Cost</u>	<u>Market Value</u>	<u>Pct. Assets</u>	<u>Cur. Yield</u>	<u>Est. Annual Income</u>
Cash Or Cash Equiv					
CASH AND EQUIVALENTS	1,772,079.02	1,772,079.02	30.7	0.1	886.04
Money Market Mutual Funds	391.36	391.36	0.0	3.9	15.22
	<u>1,772,470.38</u>	<u>1,772,470.38</u>	<u>30.7</u>	<u>0.1</u>	<u>901.26</u>
Taxable Fixed Income					
Corporates	3,391,693.25	3,403,789.82	59.0	4.4	149,773.25
GOVERNMENT BONDS	540,395.65	545,964.63	9.5	4.3	23,300.00
Accrued Interest		46,980.78	0.8		
	<u>3,932,088.91</u>	<u>3,996,735.23</u>	<u>69.3</u>	<u>4.4</u>	<u>173,073.25</u>
TOTAL PORTFOLIO	5,704,559.29	5,769,205.61	100.0	3.0	173,974.51



Northstar Community Services District - Northstar Water
Charles Schwab Account #NNNN-NNNN
900 Northstar Drive
Truckee, CA 96161

KCM Investment Advisors
STATEMENT OF MANAGEMENT FEES

Cash Or Cash Equiv as of 06-30-25	\$	1,772,470.38
Minimum Management Fee		0.00
Taxable Fixed Income as of 06-30-25	\$	3,996,735.23
3,996,735 @ 0.2500% per annum		2,497.96
Quarterly Management Fee	\$	2,497.96
TOTAL DUE & DEDUCTED FROM YOUR ACCOUNT	\$	2,497.96

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KCM Investment Advisors
PERFORMANCE REPORT
Discounted Cash Flow Method NET OF FEES
Northstar Community Services District -
Northstar Water
Charles Schwab Account #NNNN-NNNN
From 12-31-24 to 06-30-25

Portfolio Value on 12-31-24	3,852,043.34
Accrued Interest	40,891.44
Contributions	1,770,788.66
Withdrawals	-6,527.07
Realized Gains	2,816.55
Unrealized Gains	29,913.61
Interest	78,091.64
Dividends	0.00
Change in Accrued Interest	6,089.34
Portfolio Value on 06-30-25	5,722,224.84
Accrued Interest	46,980.78
Total Gain after Fees	112,009.25
IRR for 0.50 Years	2.87

Please contact us to schedule a portfolio review to discuss any changes to your investment objective or financial situation, or if you have any questions regarding your account.



KCM Investment Advisors

PORTFOLIO SUMMARY

*Northstar Community Services District - Martis Valley Water**Charles Schwab Account #NNNN-NNNN**June 30, 2025*

<u>Security Type</u>	<u>Adjusted Cost</u>	<u>Market Value</u>	<u>Pct. Assets</u>	<u>Cur. Yield</u>	<u>Est. Annual Income</u>
Cash Or Cash Equiv					
CASH AND EQUIVALENTS	2,238,216.35	2,238,216.35	33.0	0.1	1,119.11
	<u>2,238,216.35</u>	<u>2,238,216.35</u>	<u>33.0</u>	<u>0.1</u>	<u>1,119.11</u>
Taxable Fixed Income					
Corporates	3,494,899.02	3,506,158.56	51.8	4.3	150,621.50
GOVERNMENT BONDS	968,585.38	978,062.07	14.4	4.3	41,818.75
Accrued Interest		50,624.09	0.7		
	<u>4,463,484.40</u>	<u>4,534,844.72</u>	<u>67.0</u>	<u>4.3</u>	<u>192,440.25</u>
TOTAL PORTFOLIO	6,701,700.75	6,773,061.07	100.0	2.9	193,559.36



Northstar Community Services District - Martis Valley Water
Charles Schwab Account #NNNN-NNNN
900 Northstar Drive
Truckee, CA 96161

KCM Investment Advisors
STATEMENT OF MANAGEMENT FEES

Cash Or Cash Equiv as of 06-30-25	\$	2,238,216.35
Minimum Management Fee		0.00
Taxable Fixed Income as of 06-30-25	\$	4,534,844.72
4,534,845 @ 0.2500% per annum		<u>2,834.28</u>
Quarterly Management Fee	\$	2,834.28
TOTAL DUE & DEDUCTED FROM YOUR ACCOUNT	\$	2,834.28

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KCM Investment Advisors
PERFORMANCE REPORT
Discounted Cash Flow Method NET OF FEES
Northstar Community Services District - Martis
Valley Water
Charles Schwab Account #NNNN-NNNN
From 12-31-24 to 06-30-25

Portfolio Value on 12-31-24	4,368,052.00
Accrued Interest	46,010.24
Contributions	2,242,447.33
Withdrawals	-6,190.00
Realized Gains	2,973.21
Unrealized Gains	31,565.87
Interest	89,145.28
Dividends	0.00
Change in Accrued Interest	4,613.85
Portfolio Value on 06-30-25	6,722,436.98
Accrued Interest	50,624.09
Total Gain after Fees	122,741.49
IRR for 0.50 Years	2.77

Please contact us to schedule a portfolio review to discuss any changes to your investment objective or financial situation, or if you have any questions regarding your account.



KCM Investment Advisors
PORTFOLIO SUMMARY
Northstar Community Services District - Sewer
Charles Schwab Account #NNNN-NNNN
June 30, 2025

<u>Security Type</u>	<u>Adjusted Cost</u>	<u>Market Value</u>	<u>Pct. Assets</u>	<u>Cur. Yield</u>	<u>Est. Annual Income</u>
Cash Or Cash Equiv					
CASH AND EQUIVALENTS	886,107.88	886,107.88	16.0	0.1	443.05
Money Market Mutual Funds	1,957.89	1,957.89	0.0	3.9	76.16
	<u>888,065.77</u>	<u>888,065.77</u>	<u>16.0</u>	<u>0.1</u>	<u>519.21</u>
Taxable Fixed Income					
Corporates	3,856,060.05	3,878,196.58	70.0	4.4	169,111.25
GOVERNMENT BONDS	711,580.09	722,644.12	13.0	4.1	29,918.75
Accrued Interest		52,879.80	1.0		
	<u>4,567,640.14</u>	<u>4,653,720.51</u>	<u>84.0</u>	<u>4.3</u>	<u>199,030.00</u>
TOTAL PORTFOLIO	5,455,705.91	5,541,786.28	100.0	3.6	199,549.21



Northstar Community Services District - Sewer
Charles Schwab Account #NNNN-NNNN
900 Northstar Drive
Truckee, CA 96161

KCM Investment Advisors
STATEMENT OF MANAGEMENT FEES

Cash Or Cash Equiv as of 06-30-25	\$	888,065.77
Minimum Management Fee		0.00
Taxable Fixed Income as of 06-30-25	\$	4,653,720.51
4,653,721 @ 0.2500% per annum		<u>2,908.58</u>
Quarterly Management Fee	\$	2,908.58
TOTAL DUE & DEDUCTED FROM YOUR ACCOUNT	\$	2,908.58

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KCM Investment Advisors
PERFORMANCE REPORT
Discounted Cash Flow Method NET OF FEES
Northstar Community Services District - Sewer
Charles Schwab Account #NNNN-NNNN
From 12-31-24 to 06-30-25

Portfolio Value on 12-31-24	3,969,782.55
Accrued Interest	41,025.96
Contributions	1,401,751.34
Withdrawals	-230.00
Realized Gains	2,727.74
Unrealized Gains	40,592.98
Interest	79,512.85
Dividends	0.00
Change in Accrued Interest	11,853.84
Portfolio Value on 06-30-25	5,488,906.47
Accrued Interest	52,879.80
Total Gain after Fees	129,456.42
IRR for 0.50 Years	3.02

Please contact us to schedule a portfolio review to discuss any changes to your investment objective or financial situation, or if you have any questions regarding your account.



KCM Investment Advisors
PORTFOLIO SUMMARY
Northstar Community Services District - Solid Waste
Charles Schwab Account #NNNN-NNNN
June 30, 2025

Security Type	Adjusted Cost	Market Value	Pct. Assets	Cur. Yield	Est. Annual Income
Cash Or Cash Equiv					
CASH AND	115,794.15	115,794.15	83.4	0.1	57.90
EQUIVALENTS					
Money Market Mutual	23,061.79	23,061.79	16.6	3.9	897.06
Funds					
	138,855.94	138,855.94	100.0	0.7	954.95
TOTAL PORTFOLIO	138,855.94	138,855.94	100.0	0.7	954.95



Northstar Community Services District - Solid Waste
Charles Schwab Account #NNNN-NNNN
900 Northstar Drive
Truckee, CA 96161-4204

KCM Investment Advisors
STATEMENT OF MANAGEMENT FEES

Cash Or Cash Equiv as of 06-30-25	\$	138,855.94
Minimum Management Fee		0.00
Quarterly Management Fee	\$	0.00

TOTAL DUE & DEDUCTED FROM YOUR ACCOUNT	\$	0.00
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KCM INVESTMENT ADVISORS LLC
300 Drakes Landing Road, Suite 210
Greenbrae, CA 94904
(415) 461-7788



KCM Investment Advisors
PERFORMANCE REPORT
Discounted Cash Flow Method NET OF FEES
Northstar Community Services District - Solid
Waste
Charles Schwab Account #NNNN-NNNN
From 12-31-24 to 06-30-25

Portfolio Value on 12-31-24	31,940.00
Contributions	106,510.02
Withdrawals	0.00
Realized Gains	0.00
Unrealized Gains	0.00
Interest	453.67
Dividends	0.00
Portfolio Value on 06-30-25	138,855.94

Total Gain after Fees	405.92
IRR for 0.50 Years	0.88

Please contact us to schedule a portfolio review to discuss any changes to your investment objective or financial situation, or if you have any questions regarding your account.



KCM Investment Advisors

PORTFOLIO SUMMARY

*Northstar Community Services District - Fire**Charles Schwab Account #NNNN-NNNN**June 30, 2025*

Security Type	Adjusted Cost	Market Value	Pct. Assets	Cur. Yield	Est. Annual Income
Cash Or Cash Equiv					
CASH AND EQUIVALENTS	744,102.84	744,102.84	44.5	0.1	372.05
Money Market Mutual Funds	1,449.24	1,449.24	0.1	3.9	56.37
	<u>745,552.08</u>	<u>745,552.08</u>	<u>44.5</u>	<u>0.1</u>	<u>428.42</u>
Taxable Fixed Income					
Corporates	835,046.94	838,698.20	50.1	4.3	36,311.30
GOVERNMENT BONDS	80,102.56	80,453.12	4.8	4.5	3,650.00
Accrued Interest		8,965.41	0.5		
	<u>915,149.50</u>	<u>928,116.73</u>	<u>55.5</u>	<u>4.3</u>	<u>39,961.30</u>
TOTAL PORTFOLIO	1,660,701.58	1,673,668.81	100.0	2.4	40,389.72



***Northstar Community Services District - Fire
Charles Schwab Account #NNNN-NNNN
900 Northstar Drive
Truckee, CA 96161***

KCM Investment Advisors
STATEMENT OF MANAGEMENT FEES

Cash Or Cash Equiv as of 06-30-25	\$	745,552.08
Minimum Management Fee		0.00
Taxable Fixed Income as of 06-30-25	\$	928,116.73
928,117 @ 0.2500% per annum		580.07
Quarterly Management Fee	\$	580.07
TOTAL DUE & DEDUCTED FROM YOUR ACCOUNT	\$	580.07

**KCM INVESTMENT ADVISORS LLC
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(415) 461-7788**



KCM Investment Advisors
PERFORMANCE REPORT
Discounted Cash Flow Method NET OF FEES
Northstar Community Services District - Fire
Charles Schwab Account #NNNN-NNNN
From 12-31-24 to 06-30-25

Portfolio Value on 12-31-24	897,644.92
Accrued Interest	8,017.17
Contributions	742,036.31
Withdrawals	-90.00
Realized Gains	566.66
Unrealized Gains	7,398.72
Interest	18,287.15
Dividends	0.00
Change in Accrued Interest	948.24
Portfolio Value on 06-30-25	1,664,703.40
Accrued Interest	8,965.41
Total Gain after Fees	26,060.41
IRR for 0.50 Years	2.86

Please contact us to schedule a portfolio review to discuss any changes to your investment objective or financial situation, or if you have any questions regarding your account.



KCM Investment Advisors
PORTFOLIO SUMMARY
Northstar Community Services District - Snow
Charles Schwab Account #NNNN-NNNN
June 30, 2025

<u>Security Type</u>	<u>Adjusted Cost</u>	<u>Market Value</u>	<u>Pct. Assets</u>	<u>Cur. Yield</u>	<u>Est. Annual Income</u>
Cash Or Cash Equiv					
CASH AND EQUIVALENTS	158,535.60	158,535.60	30.0	0.1	79.27
	<u>158,535.60</u>	<u>158,535.60</u>	<u>30.0</u>	<u>0.1</u>	<u>79.27</u>
Taxable Fixed Income					
Corporates	309,161.60	310,774.21	58.8	4.6	14,195.00
GOVERNMENT BONDS	55,022.28	55,048.43	10.4	4.6	2,525.00
Accrued Interest		4,015.56	0.8		
	<u>364,183.89</u>	<u>369,838.20</u>	<u>70.0</u>	<u>4.6</u>	<u>16,720.00</u>
TOTAL PORTFOLIO	522,719.49	528,373.80	100.0	3.2	16,799.27



Northstar Community Services District - Snow
Charles Schwab Account #NNNN-NNNN
900 Northstar Drive
Truckee, CA 96161

KCM Investment Advisors
STATEMENT OF MANAGEMENT FEES

Cash Or Cash Equiv as of 06-30-25	\$	158,535.60
Minimum Management Fee		0.00
Taxable Fixed Income as of 06-30-25	\$	369,838.20
369,838 @ 0.2500% per annum		231.15
Quarterly Management Fee	\$	231.15
TOTAL DUE & DEDUCTED FROM YOUR ACCOUNT	\$	231.15

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KCM Investment Advisors
PERFORMANCE REPORT
Discounted Cash Flow Method NET OF FEES
Northstar Community Services District - Snow
Charles Schwab Account #NNNN-NNNN
From 12-31-24 to 06-30-25

Portfolio Value on 12-31-24	362,086.01
Accrued Interest	4,039.86
Contributions	152,337.25
Withdrawals	-60.01
Realized Gains	-68.37
Unrealized Gains	2,095.66
Interest	8,428.53
Dividends	0.00
Change in Accrued Interest	-24.30
Portfolio Value on 06-30-25	524,358.24
Accrued Interest	4,015.56
Total Gain after Fees	9,970.69
IRR for 0.50 Years	2.72

Please contact us to schedule a portfolio review to discuss any changes to your investment objective or financial situation, or if you have any questions regarding your account.



KCM Investment Advisors
PORTFOLIO SUMMARY
Northstar Community Services District - Roads
Charles Schwab Account #NNNN-NNNN
June 30, 2025

<u>Security Type</u>	<u>Adjusted Cost</u>	<u>Market Value</u>	<u>Pct. Assets</u>	<u>Cur. Yield</u>	<u>Est. Annual Income</u>
Cash Or Cash Equiv					
CASH AND EQUIVALENTS	313,130.57	313,130.57	24.1	0.1	156.57
	<u>313,130.57</u>	<u>313,130.57</u>	<u>24.1</u>	<u>0.1</u>	<u>156.57</u>
Taxable Fixed Income					
Corporates	892,563.26	896,675.93	69.1	4.3	38,755.75
GOVERNMENT BONDS	74,922.93	75,222.07	5.8	4.2	3,162.50
Accrued Interest		12,973.40	1.0		
	<u>967,486.19</u>	<u>984,871.39</u>	<u>75.9</u>	<u>4.3</u>	<u>41,918.25</u>
TOTAL PORTFOLIO	1,280,616.76	1,298,001.96	100.0	3.3	42,074.82



Northstar Community Services District - Roads
Charles Schwab Account #NNNN-NNNN
900 Northstar Drive
Truckee, CA 96161

KCM Investment Advisors
STATEMENT OF MANAGEMENT FEES

Cash Or Cash Equiv as of 06-30-25	\$	313,130.57
Minimum Management Fee		0.00
Taxable Fixed Income as of 06-30-25	\$	984,871.39
984,871 @ 0.2500% per annum		615.54
Quarterly Management Fee	\$	615.54
TOTAL DUE & DEDUCTED FROM YOUR ACCOUNT	\$	615.54

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KCM Investment Advisors
PERFORMANCE REPORT
Discounted Cash Flow Method NET OF FEES
Northstar Community Services District - Roads
Charles Schwab Account #NNNN-NNNN
From 12-31-24 to 06-30-25

Portfolio Value on 12-31-24	946,170.03
Accrued Interest	11,185.05
Contributions	311,290.42
Withdrawals	-110.00
Realized Gains	623.36
Unrealized Gains	10,024.37
Interest	18,236.50
Dividends	0.00
Change in Accrued Interest	1,788.35
Portfolio Value on 06-30-25	1,285,028.56
Accrued Interest	12,973.40
Total Gain after Fees	29,466.46
IRR for 0.50 Years	3.07

Please contact us to schedule a portfolio review to discuss any changes to your investment objective or financial situation, or if you have any questions regarding your account.

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

NCSD 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