



# 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  
Candace Roeder

#### **General Manager**

Mike Geary, PE

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

**DATE: APRIL 15, 2026**  
**TIME: 9:00 A.M.**  
**PLACE: 900 NORTHSTAR DRIVE AND ZOOM**  
**TELECONFERENCE LOCATION: 5142 ISHIMATSU PL., SAN JOSE, CA 95124**

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/82406747546?pwd=By35cVcAGfl67cCvwa3APkpLx4rQPL.1>

Meeting ID: 824 0674 7546, Password 606275 or dial by telephone 1-669-900-6833 using access code #82406747546.

### **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](mailto: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. March 25, 2026 Special Meeting Minutes
  - b. Approval of Claims and Demands – Paid and Unpaid

### **RECURRING BUSINESS**

2. Northstar Property Owners Association – Update
3. Northstar California/Vail – Update

### **NEW BUSINESS**

4. Placer LAFCO Special District Representative – Discussion – **Action** (SotB Zangara)
5. Resolution 26-01 Requesting Election Services – Discussion – **Action** (SotB Zangara)

6. Wood Energy Facility – Funding Plan – Discussion (DPW Martin)
7. Wood Energy Facility – Construction Award of Bid - Discussion – **Action** (DPW Martin)
8. Wood Energy Facility – Mass Timber Building Procurement Agreement - Discussion – **Action** (DPW Martin)
9. Wood Energy Facility – Construction Phase Consultant Services - Discussion – **Action** (DPW Martin)

#### **DIRECTOR REPORTS**

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

#### **OPERATION REPORTS**

11. Fire Department’s Report – Gibeaut –Discussion
12. Public Works Report – Martin/Evans – Discussion
13. Administrative Report – Zangara – Discussion

#### **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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**General Manager**  
Mike Geary, PE

## **AGENDA ITEM #1**

**The Consent Calendar covers the following:**

- a. March 25, 2026 Special Meeting Minutes
- b. Approval of Claims and Demands – Paid and Unpaid



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## **General Manager**

Mike Geary, PE

## **MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS MARCH 25, 2026 – 9:00 A.M. 900 NORTHSTAR DRIVE**

Vice President Forni called the meeting to order at 9:00 A.M. Wednesday, March 25, 2026. The Pledge of Allegiance and roll call followed.

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

**DIRECTORS ABSENT:**                **None**

**STAFF PRESENT:**                    **Geary, Gibeaut, Martin, Zangara, Plexico, Evans**

**OTHERS PRESENT:**                **Tara Schoedinger, Michael Manduca, Austin Cho**

### **PUBLIC COMMENT**

There was no public comment.

### **CONSENT CALENDAR**

**Director Brown moved to approve the following consent calendar items:**

- a. February, 2026 Special Meeting Minutes
- b. Approval of Claims and Demands – Paid and Unpaid

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

### **RECURRING BUSINESS**

#### **NORTHSTAR PROPERTY OWNERS ASSOCIATION (NPOA) UPDATE**

There was no update for this agenda item.

#### **NORTHSTAR CALIFORNIA/VAIL UPDATE**

Tara Schoedinger provided the following report for Northstar California/Vail:

- Low visitation during warm spell
- Mountain remaining open a day to day decision
- Grooming team is working magic to keep the mountain open until closing day
- Closing day currently scheduled for April 12

### **NEW BUSINESS**

#### **AUDIT PRESENTATION BY JAMES MARTA & CO**

Director of Finance & Accounting (DFA) Cheryl Plexico introduced Michael Manduca from James Marta & Co. to the Board. Mr. Manduca provided the Board with an overview of the audit performed for Fiscal Year 2024-25. Mr. Manduca stated that the auditor's opinion is unmodified, which means the District's

audited financial statements fairly represent the financial position of the District. Mr. Manduca reviewed the financial standing of the District for Fiscal Year 2024-25 and took questions from the Board.

### **INSURANCE SERVICES OFFICES (ISO) – NORTHSTAR FIRE DEPARTMENT RETROGRESSION**

Fire Chief Jason Gibeaut stated an ISO rating is a score assigned by the Insurance Services Office (ISO) to a community's fire department on a scale of one to ten. The rating is used by insurance companies to help determine premiums for properties in the area. A lower number represents a higher safety rating, and the highest number represents an area not meeting the minimum requirements. The Northstar Fire Department (NFD) was recently audited by ISO. In response to the NFD's financial demands, required staffing minimums, and an inability to use the NFD's ladder truck in various locations throughout the District, the ladder truck was sold in 2024. Due in large part to the sale of the ladder truck, the NFD's ISO rating will drop from a two to a three. The difference between a two and a three, according to the ISO, is negligible, and insurance premiums remained neutral in other communities who received a similar reduction in rating.

### **DIRECTOR REPORTS**

There were no updates for this agenda item.

### **GENERAL MANAGER'S REPORT – GEARY**

General Manager (GM) Geary provided the following report:

- Met with direct reports
- Continues to work with Chief Gibeaut on the Municipal Service Review (MSR)
- Attended the Monthly General Managers meeting
- Met with Utility Operations Department staff
- Met with Administrative Department staff

### **FIRE DEPARTMENT – GIBEAUT**

Chief Gibeaut provided the following report:

- Chief Gibeaut informed the Board about a regional effort for Northern Nevada/Tahoe-Truckee to produce a Tahoe-Truckee helicopter rescue program. The initiative would allow for a helicopter to be regionally stationed 24/7, 365 - providing initial attack and emergency capabilities.

### **PUBLIC WORKS REPORT – MARTIN/EVANS**

Director of Public Works (DPW) Eric Martin and Utility Operations Supervisor (UOS) Shaun Evans provided the following report:

- DPW Martin stated the Wood Energy Facility (WEF) project has gone out to bid:
  - Pre-bid meeting held on March 25<sup>th</sup>
  - April 15<sup>th</sup> Board Meeting the Board should anticipate an award of bid
  - Grant sources for the project are being exhausted
  - ITC funding will become available after the District has funded the project
  - Boiler equipment is due to be delivered in August
  - Planning permit was approved by Placer County
  - A new manufacturer will be providing the building package to meet the deadline
- UOS Evans stated the Operations crew was working on cleaning up from winter in anticipation of shift to spring and summer season, but staff is prepared to handle any late season storms

### **ADMINISTRATIVE REPORT – ZANGARA**

SoTB Zangara provided the following report:

- First draft budget worksheets have been distributed to staff for population
- Four Director seats will be up for re-election in November, filing information will be provided to the Directors with terms expiring in the coming months
- The Property & Liability Insurance estimate for Fiscal Year 2026-27 indicates stabilization in the market with a minimal increase expected
- Workers' Compensation Insurance estimate anticipates a more significant increase directly related to claims filed on behalf of employees of the District

**CLOSED SESSION PURSUANT TO AGENDA ITEMS 12 THROUGH 14 – 10:17 A.M.**

- 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 – 11:11 A.M.**

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

**ADJOURNMENT:**

**The meeting adjourned at 11:12 A.M.**

Respectfully submitted,

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Marilyn Forni, Vice President of the Board

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Julie Zangara, Secretary of the Board



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## Approval of Claims & Demands – Paid and Unpaid

**DATE:** April 15, 2026  
**TO:** Board of Directors  
**FROM:** Cheryl Plexico, Director of Finance and Accounting

### **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.

There is no *Warrant Register – UNPAID* for the current month.

**RECOMMENDATION:** Approve Claims & Demands – Paid

**ATTACHMENTS:** Warrant Register – PAID

**DATE PREPARED:** April 08, 2026

# Accounts Payable

## Checks by Date - Detail by Vendor Number

User: aimeer@northstarcsd.org  
 Printed: 4/7/2026 3:36 PM



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Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Void Checks	Check Amount
ACH	AT&02 03/03/2026	AT&T Internet and phone Schaffer Mill Pump Station 0	04/01/2026		216.40
Total for this ACH Check for Vendor AT&02:				0.00	216.40
ACH	AT&02 04/01/2026	AT&T Internet and phone Schaffer Mill Pump Station 0	04/08/2026		216.40
Total for this ACH Check for Vendor AT&02:				0.00	216.40
Total for Vendor AT&02 (AT&T):				0.00	432.80
Report Total (2 checks):				0.00	432.80

# Accounts Payable

## Checks by Date - Detail by Vendor Number

User: aimeer@northstarcsd.org  
 Printed: 4/8/2026 10:36 AM



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Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Void Checks	Check Amount
ACH	CAL11	CalPERS RETIREMENT FUND	04/01/2026		
	03/23/2026	Retirement payment for PP#06 - EFT 03/19/2026			1,446.85
	03/23/2026	Retirement payment for PP#06 - EFT 03/19/2026			19,439.75
	03/23/2026	Retirement payment for PP#06 - EFT 03/19/2026			2,254.48
	03/23/2026	Retirement payment for PP#06 - EFT 03/19/2026			1,386.76
	03/23/2026	Retirement payment for PP#06 - EFT 03/19/2026			285.88
	03/23/2026	Retirement payment for PP#06 - EFT 03/19/2026			1,235.79
	03/23/2026	Retirement payment for PP#06 - EFT 03/19/2026			9,207.78
	03/23/2026	Retirement payment for PP#06 - EFT 03/19/2026			2,569.91
	03/23/2026	Retirement payment for PP#06 - EFT 03/19/2026			5,018.90
	03/23/2026	Retirement payment for PP#06 - EFT 03/19/2026			1,174.82
	03/23/2026	Retirement payment for PP#06 - EFT 03/19/2026			4,519.57
	03/23/2026	Retirement payment for PP#06 - EFT 03/19/2026			1,319.06
	03/23/2026	Retirement payment for PP#06 - EFT 03/19/2026			468.77
Total for this ACH Check for Vendor CAL11:				0.00	50,328.32
ACH	CAL11	CalPERS RETIREMENT FUND	04/15/2026		
	04/01/2026	Retirement payment for PP#07 - EFT 03/31/2026			4,980.62
	04/01/2026	Retirement payment for PP#07 - EFT 03/31/2026			2,569.93
	04/01/2026	Retirement payment for PP#07 - EFT 03/31/2026			4,557.47
	04/01/2026	Retirement payment for PP#07 - EFT 03/31/2026			1,174.81
	04/01/2026	Retirement payment for PP#07 - EFT 03/31/2026			2,218.24
	04/01/2026	Retirement payment for PP#07 - EFT 03/31/2026			1,319.06
	04/01/2026	Retirement payment for PP#07 - EFT 03/31/2026			1,235.33
	04/01/2026	Retirement payment for PP#07 - EFT 03/31/2026			468.77
	04/01/2026	Retirement payment for PP#07 - EFT 03/31/2026			1,483.74
	04/01/2026	Retirement payment for PP#07 - EFT 03/31/2026			1,386.76
	04/01/2026	Retirement payment for PP#07 - EFT 03/31/2026			9,207.79
	04/01/2026	Retirement payment for PP#07 - EFT 03/31/2026			19,439.76
	04/01/2026	Retirement payment for PP#07 - EFT 03/31/2026			285.88
Total for this ACH Check for Vendor CAL11:				0.00	50,328.16
Total for Vendor CAL11 (CalPERS RETIREMENT FUND):				0.00	100,656.48
Report Total (2 checks):				0.00	100,656.48

# Accounts Payable

## Checks by Date - Detail by Vendor Number

User: aimeer@northstarcsd.org  
 Printed: 4/7/2026 3:40 PM



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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	04/01/2026		
	03/23/2026	Employee contribution to PEHP - PP#06 - EFT C			1,200.00
	03/23/2026	Employer contribution to PEHP - PP#06 - EFT 0			700.00
	03/23/2026	Employee contribution to PEHP - PP#06 - EFT C			1,950.00
	03/23/2026	Employer contribution to PEHP - PP#06 - EFT 0			1,000.00
	03/23/2026	Employer contribution to PEHP - PP#06 - EFT 0			200.00
	03/23/2026	Employer contribution to PEHP - PP#06 - EFT 0			1,950.00
	03/23/2026	Employer contribution to PEHP - PP#06 - EFT 0			200.00
	03/23/2026	Employee contribution to PEHP - PP#06 - EFT C			200.00
	03/23/2026	Employee contribution to PEHP - PP#06 - EFT C			700.00
Total for this ACH Check for Vendor NAT04:				0.00	8,100.00
Total for Vendor NAT04 (NATIONWIDE TRUST COMPANY):				0.00	8,100.00
Report Total (1 checks):				0.00	8,100.00

# Accounts Payable

## Checks by Date - Detail by Vendor Number

User: aimeer@northstarcsd.org  
 Printed: 4/7/2026 3:41 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	04/08/2026		
	03/27/2026	HRA Disbursement 2 - Mar 2026 - EFT 03/24/20			724.48
	03/27/2026	HRA Disbursement 2 - Mar 2026 - EFT 03/24/20			3,162.21
	03/27/2026	HRA Disbursement 2 - Mar 2026 - EFT 03/24/20			6,671.55
	03/27/2026	HRA Disbursement 2 - Mar 2026 - EFT 03/24/20			216.12
Total for this ACH Check for Vendor NAV01:				0.00	10,774.36
Total for Vendor NAV01 (NAVIA BENEFIT SOLUTIONS INC):				0.00	10,774.36
Report Total (1 checks):				0.00	10,774.36

# Accounts Payable

## Checks by Date - Detail by Vendor Number

User: aimeer@northstarcsd.org  
 Printed: 4/8/2026 10:38 AM



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Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Void Checks	Check Amount
31119	AMA01	AMAZON CAPITAL SERVICES	04/15/2026		
	13JF-K3G4-N4N6	Car cup holder for C-300   promotional discount			27.88
	13JF-K3G4-N4N6	Charging cords   phone mount for C-300			53.58
	13JF-K3G4-N4N6	Paint for marking trees			62.18
	13JF-K3G4-N4N6	Storage bags   laundry detergent for Station 31 &			76.54
	13JF-K3G4-N4N6	Name plates for Fire Fighter of the Year plaque			28.93
	1RPG-FRCM-4CND	Surge protectors (5) for stock supply			179.25
	1V9D-X93K-99L3	Self-inking pad toilet seat covers trash can liners			166.21
	1XT7-9VRQ-YPQQ	Keyboard   wireless mouse - Contardi			24.38
	1XT7-9VRQ-YPQQ	Mirror for S-1 (27%)			12.42
	1XT7-9VRQ-YPQQ	Mirror for S-1 (73%)			33.59
	1XT7-9VRQ-YPQQ	Faucets (4) for Admin restrooms			274.92
		Total for Check Number 31119:		0.00	939.88
		Total for Vendor AMA01 (AMAZON CAPITAL SERVICES):		0.00	939.88
31120	ANS01	ANSWERWEST INC	04/15/2026		
	C5203-040326	On-call answering service 03/30-04/26/2026			184.95
	C5203-040326	On-call answering service annual DID line charg			25.00
		Total for Check Number 31120:		0.00	209.95
		Total for Vendor ANS01 (ANSWERWEST INC):		0.00	209.95
31100	AT&03	AT&T - CALNET 3	04/08/2026		
	000025005366	Fire alarm lines MVWS M&O facility 02/25-03/			62.27
		Total for Check Number 31100:		0.00	62.27
		Total for Vendor AT&03 (AT&T - CALNET 3):		0.00	62.27
31101	ATL01	ATLAS COPCO COMPRESSORS LLC	04/08/2026		
	1126024187	Compressor tubing kit for WTP			292.65
		Total for Check Number 31101:		0.00	292.65
		Total for Vendor ATL01 (ATLAS COPCO COMPRESSORS LLC):		0.00	292.65
31121	BRO02	WARREN "CHIP" BROWN	04/15/2026		
	04/06/2026	Healthcare reimb - Brown - Mar 2026			1,593.80
		Total for Check Number 31121:		0.00	1,593.80

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Void Checks	Check Amount
		Total for Vendor BRO02 (WARREN "CHIP" BROWN):		0.00	1,593.80
31122	BUT01 210	BARBARA BUTTERFIELD Admin office cleaning - Mar 2026	04/15/2026		900.00
		Total for Check Number 31122:		0.00	900.00
		Total for Vendor BUT01 (BARBARA BUTTERFIELD):		0.00	900.00
31102	CHA02 179209801032126	CHARTER COMMUNICATIONS Cable and internet at Admin bldg 03/21-04/20/20	04/08/2026		375.54
		Total for Check Number 31102:		0.00	375.54
		Total for Vendor CHA02 (CHARTER COMMUNICATIONS):		0.00	375.54
31082	CIN01 4263447391 4263447391	CINTAS CORPORATION #623 Coverall Laundry   Inspection   Repair & Replac Cleaning   Restroom   Safety Supplies & Service	04/01/2026		159.91 283.39
		Total for Check Number 31082:		0.00	443.30
31103	CIN01 4264198906 4264198906	CINTAS CORPORATION #623 Coverall Laundry   Inspection   Repair & Replac Cleaning   Restroom   Safety Supplies & Service	04/08/2026		159.91 294.24
		Total for Check Number 31103:		0.00	454.15
		Total for Vendor CIN01 (CINTAS CORPORATION #623):		0.00	897.45
31083	COL04 631	DAVID COLLEY Custom wall display for Firefighter of the Year P	04/01/2026		400.00
		Total for Check Number 31083:		0.00	400.00
		Total for Vendor COL04 (DAVID COLLEY):		0.00	400.00
31104	COL05 69300 69770	COLANTUONO HIGHSMITH & WHATL Legal fees - Jan 2026 Legal fees - Feb 2026	04/08/2026		390.00 480.00
		Total for Check Number 31104:		0.00	870.00
		Total for Vendor COL05 (COLANTUONO HIGHSMITH & WHATLEY PC):		0.00	870.00
31084	CUR01 102200 102200 102200 102200 102200	CURALINC LLC Employee assistance program - 2nd Qtr CY2026 Employee assistance program - 2nd Qtr CY2026 Employee assistance program - 2nd Qtr CY2026 Employee assistance program - 2nd Qtr CY2026 Employee assistance program - 2nd Qtr CY2026	04/01/2026		78.92 394.60 631.35 276.22 78.92

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Void Checks	Check Amount
			Total for Check Number 31084:	0.00	1,460.01
			Total for Vendor CUR01 (CURALINC LLC):	0.00	1,460.01
31105	DOW01 624013 624014 624015 625286	DOWNEY BRAND ATTORNEYS LLP Legal fees - Jan 2026 Legal fees - Jan 2026 Legal fees - Jan 2026 Legal fees - Feb 2026	04/08/2026		555.00 740.00 2,091.00 1,440.00
			Total for Check Number 31105:	0.00	4,826.00
			Total for Vendor DOW01 (DOWNEY BRAND ATTORNEYS LLP):	0.00	4,826.00
31123	FAS01 NVREN111252	FASTENAL COMPANY Grease fittings for stock supply	04/15/2026		447.05
			Total for Check Number 31123:	0.00	447.05
			Total for Vendor FAS01 (FASTENAL COMPANY):	0.00	447.05
31124	FOR02 04/06/2026	MARILYN FORNI Healthcare reimb - Forni - Mar 2026	04/15/2026		625.90
			Total for Check Number 31124:	0.00	625.90
			Total for Vendor FOR02 (MARILYN FORNI):	0.00	625.90
31085	GRA01 9845017814	GRAINGER INC Heater for Newhall Pump Station	04/01/2026		1,278.67
			Total for Check Number 31085:	0.00	1,278.67
31125	GRA01 9861123421 9865779483	GRAINGER INC Non plug in limit switch for Tank E Pipes   flange   bushing   primer for caustic tank :	04/15/2026		109.35 46.41
			Total for Check Number 31125:	0.00	155.76
			Total for Vendor GRA01 (GRAINGER INC):	0.00	1,434.43
31086	GRA03 03/23/2026	RUSSELL GRANT Chief Fire Officer 3B   3C classes - Reimb Grant	04/01/2026		193.50
			Total for Check Number 31086:	0.00	193.50
			Total for Vendor GRA03 (RUSSELL GRANT):	0.00	193.50
31126	HUN01 27487 27487 803108	HUNT & SONS INC Diesel Gasoline Food grade oil for MVWS fire hydrants   Well 1	04/15/2026		7,397.88 3,742.74 417.78

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Void Checks	Check Amount
			Total for Check Number 31126:	0.00	11,558.40
			Total for Vendor HUN01 (HUNT & SONS INC):	0.00	11,558.40
31106	INF01	INFOSEND INC	04/08/2026		
	305622	Statement mailing & processing - Feb 2026			26.72
	305622	Statement mailing & processing - Feb 2026			348.54
	305622	Statement mailing & processing - Feb 2026			35.69
	305622	Statement mailing & processing - Feb 2026			500.20
	305622	Statement mailing & processing - Feb 2026			379.22
	305622	Statement mailing & processing - Feb 2026			260.87
			Total for Check Number 31106:	0.00	1,551.24
			Total for Vendor INF01 (INFOSEND INC):	0.00	1,551.24
31087	INT06	INTERMEDIA.NET INC	04/01/2026		
	2603040881	Intermedia - Phone system 02/02-03/01/2026 - S			199.26
	2603040881	Intermedia - Phone system 02/02-03/01/2026			144.16
	2603040881	Intermedia - Phone system 02/02-03/01/2026 - S			77.71
	2603040881	Intermedia - Phone system 02/02-03/01/2026			422.12
			Total for Check Number 31087:	0.00	843.25
			Total for Vendor INT06 (INTERMEDIA.NET INC):	0.00	843.25
31127	IVE01	NANCY IVES	04/15/2026		
	04/06/2026	Healthcare reimb - Ives - Mar 2026			1,085.52
			Total for Check Number 31127:	0.00	1,085.52
			Total for Vendor IVE01 (NANCY IVES):	0.00	1,085.52
31128	JAM01	JAMES MARTA & CO LLP	04/15/2026		
	6010	FY2025 Audit Billing - PP#05			7,000.00
			Total for Check Number 31128:	0.00	7,000.00
			Total for Vendor JAM01 (JAMES MARTA & CO LLP):	0.00	7,000.00
31107	LIB01	LIBERTY UTILITIES	04/08/2026		
	03/31/2026	Electricity - Mar 2026			2,569.08
	03/31/2026	Electricity - Mar 2026			14,191.43
	03/31/2026	Electricity - Mar 2026			11,695.06
	03/31/2026	Electricity - Mar 2026			882.63
	03/31/2026	Electricity - Mar 2026			97.28
	03/31/2026	Electricity - Mar 2026			5,212.46
	03/31/2026	Electricity - Mar 2026			367.17
	03/31/2026	Electricity - Mar 2026			3,572.49
			Total for Check Number 31107:	0.00	38,587.60

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Void Checks	Check Amount
Total for Vendor LIB01 (LIBERTY UTILITIES):				0.00	38,587.60
31088	LIF01 2083800 2083883	LIFE ASSIST INC Epinephrine  masks  nebulizer suction device&ca Albuterol	04/01/2026		317.26 20.50
Total for Check Number 31088:				0.00	337.76
Total for Vendor LIF01 (LIFE ASSIST INC):				0.00	337.76
31089	MOU01 099107	MOUNTAIN HARDWARE Scour pads (2)   car wax   stain remover for stock	04/01/2026		32.66
Total for Check Number 31089:				0.00	32.66
31108	MOU01 099233 099367	MOUNTAIN HARDWARE Sealant for switchgear - EV Charging Station at l Sponge  kitchen brush  grill brush  propane for O	04/08/2026		23.96 66.22
Total for Check Number 31108:				0.00	90.18
31129	MOU01 062495 099584 099594 99573	MOUNTAIN HARDWARE Push coupling for CL2 at TH2 AAA batteries for stock supply Angle steel   flat steel (2) for stock supply Electrical disconnects for C-300	04/15/2026		9.80 50.12 69.73 6.08
Total for Check Number 31129:				0.00	135.73
Total for Vendor MOU01 (MOUNTAIN HARDWARE):				0.00	258.57
31109	NAV02 11071342 11071342 11071342 11071342 11071342	NAVIA BENEFIT SOLUTIONS INC Monthly admin fee - Mar 2026 Monthly admin fee - Mar 2026 Monthly admin fee - Mar 2026 Monthly admin fee - Mar 2026 Monthly admin fee - Mar 2026	04/08/2026		36.82 52.60 89.54 10.52 10.52
Total for Check Number 31109:				0.00	200.00
Total for Vendor NAV02 (NAVIA BENEFIT SOLUTIONS INC):				0.00	200.00
31110	OFF02 LVAR633314 LVAR634128 LVAR634134	OFFICE1 Copier base rate fees - Fire admin 03/22-04/21/2 Copier overage fees - Utility ops 02/28-03/28/20 Copier overage fees - Captain's office 02/23-03/2	04/08/2026		35.00 78.34 12.97
Total for Check Number 31110:				0.00	126.31
Total for Vendor OFF02 (OFFICE1):				0.00	126.31
31090	OFF03 5038124841	OFFICE1 Copier lease - Station 32 03/15-04/14/2026	04/01/2026		196.49

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Void Checks	Check Amount
			Total for Check Number 31090:	0.00	196.49
			Total for Vendor OFF03 (OFFICE1):	0.00	196.49
31091	ORE01	O'REILLY AUTOMATIVE INC - ACCT#1	04/01/2026		
	4426-347980	Oil temperature sender   pressure switch  wire co			31.45
	4426-348319	Coolant temperature sender for P-9			17.75
	4426-348428	Grease (10)   R134a freon (2) for stock supply			161.04
			Total for Check Number 31091:	0.00	210.24
31111	ORE01	O'REILLY AUTOMATIVE INC - ACCT#1	04/08/2026		
	4426-348758	Oil   air filters for P-10			23.02
	4426-348759	Sponges   brushes   carwash   claykit for stock su			77.53
			Total for Check Number 31111:	0.00	100.55
			Total for Vendor ORE01 (O'REILLY AUTOMATIVE INC - ACCT#1894214):	0.00	310.79
31092	PAB01	PABLOS GALLERY & FRAME SHOP	04/01/2026		
	03/23/2026	Shadow box for Olk   Name plate for Firefighter			350.00
			Total for Check Number 31092:	0.00	350.00
			Total for Vendor PAB01 (PABLOS GALLERY & FRAME SHOP):	0.00	350.00
31093	PLA06	PLACER COUNTY   PERSONNEL	04/01/2026		
	03/23/2026	Dental and vision insurance - Apr 2026			2,000.32
	03/23/2026	Dental and vision insurance - Apr 2026			265.54
	03/23/2026	Dental and vision insurance - Apr 2026			156.56
	03/23/2026	Dental and vision insurance - Apr 2026			1,079.70
	03/23/2026	Dental and vision insurance - Apr 2026			79.44
	03/23/2026	Dental and vision insurance - Apr 2026			19.28
	03/23/2026	Dental and vision insurance - Apr 2026			21.60
	03/23/2026	Dental and vision insurance - Apr 2026			805.39
	03/23/2026	Dental and vision insurance - Apr 2026			203.54
			Total for Check Number 31093:	0.00	4,631.37
			Total for Vendor PLA06 (PLACER COUNTY   PERSONNEL):	0.00	4,631.37
31112	PRD01	PR DESIGN & ENGINEERING INC	04/08/2026		
	1913	WEF Design & Permitting - PP#22 Billing throu			74,070.00
			Total for Check Number 31112:	0.00	74,070.00
			Total for Vendor PRD01 (PR DESIGN & ENGINEERING INC):	0.00	74,070.00
31130	RAD02	JOHN RADANOVICH	04/15/2026		
	04/06/2026	Healthcare reimb - Radanovich - Mar 2026			1,958.97
			Total for Check Number 31130:	0.00	1,958.97

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Void Checks	Check Amount
		Total for Vendor RAD02 (JOHN RADANOVICH):		0.00	1,958.97
31131	ROE01 04/06/2026	CANDACE ROEDER Healthcare reimb - Roeder - Mar 2026	04/15/2026		2,027.40
		Total for Check Number 31131:		0.00	2,027.40
		Total for Vendor ROE01 (CANDACE ROEDER):		0.00	2,027.40
31113	SAN01 25052-1	SAN JOAQUIN ELECTRIC INC Electrical services for EV Charging Station at Ut	04/08/2026		23,194.00
		Total for Check Number 31113:		0.00	23,194.00
		Total for Vendor SAN01 (SAN JOAQUIN ELECTRIC INC):		0.00	23,194.00
31094	SCH02 2026WEF_02	JOSHUA SCHULTZ WEF Design Consulting for Crosss-Laminated T	04/01/2026		1,250.00
		Total for Check Number 31094:		0.00	1,250.00
		Total for Vendor SCH02 (JOSHUA SCHULTZ):		0.00	1,250.00
31132	SHA01 04/06/2026	MARK SHADOWENS Healthcare reimb - Shadowens - May 2026	04/15/2026		2,496.58
		Total for Check Number 31132:		0.00	2,496.58
		Total for Vendor SHA01 (MARK SHADOWENS):		0.00	2,496.58
31095	STA10 03/23/2026 03/23/2026	STANDARD INSURANCE COMPANY Disability insurance - 04/01-06/30/2026 Disability insurance - 04/01-06/30/2026	04/01/2026		174.00 1,392.00
		Total for Check Number 31095:		0.00	1,566.00
		Total for Vendor STA10 (STANDARD INSURANCE COMPANY):		0.00	1,566.00
31114	STR01 428945 428946	STRADLING YOCCA CARLSON & RAU Legal fees - Jan 2026 Legal fees - Jan 2026	04/08/2026		378.00 4,340.00
		Total for Check Number 31114:		0.00	4,718.00
		Total for Vendor STR01 (STRADLING YOCCA CARLSON & RAUTH):		0.00	4,718.00
31133	SWE01 03/31/2026 03/31/2026	BRYCE SWEENEY Meals while attending Heavy Equip Boss class - Heavy Equip Boss class - Reimb Sweeney	04/15/2026		19.98 300.00
		Total for Check Number 31133:		0.00	319.98

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Void Checks	Check Amount
Total for Vendor SWE01 (BRYCE SWEENEY):				0.00	319.98
31096	TAH03 03/24/2026	TAHOE FOREST HOSPITAL   OCC HE/ Monthly admin fee - Feb 2026	04/01/2026		113.00
Total for Check Number 31096:				0.00	113.00
Total for Vendor TAH03 (TAHOE FOREST HOSPITAL   OCC HEALTH   TAHOE WORX):				0.00	113.00
31115	TAH04 1156620	TAHOE SUPPLY COMPANY LLC Dish soap   multifold towels   dishwasher deterge	04/08/2026		385.02
Total for Check Number 31115:				0.00	385.02
Total for Vendor TAH04 (TAHOE SUPPLY COMPANY LLC):				0.00	385.02
31116	TAH06 0001030158 0001030158	TAHOE TRUCKEE SIERRA DISPOSAL Contaminated mess clean up - 10/10/2025 30 yard greenwaste dumpster at 9480 Parsimony	04/08/2026		228.80 834.30
Total for Check Number 31116:				0.00	1,063.10
Total for Vendor TAH06 (TAHOE TRUCKEE SIERRA DISPOSAL):				0.00	1,063.10
31097	THA01 2026400100889 2026400100889 2026400900087 2026400900087	THATCHER COMPANY INC CL2 for water treatment (50%) CL2 for water treatment (50%)   caustic soda Container deposit refund Container deposit refund	04/01/2026		2,589.20 6,249.05 -1,500.00 -500.00
Total for Check Number 31097:				0.00	6,838.25
Total for Vendor THA01 (THATCHER COMPANY INC):				0.00	6,838.25
31134	THE01 53937-1	THE OFFICE BOSS Notary fee for Utility ops fleet vehicles without t	04/15/2026		75.00
Total for Check Number 31134:				0.00	75.00
Total for Vendor THE01 (THE OFFICE BOSS):				0.00	75.00
31117	THE04 786329277877 786329277877 786329277877	THE HARTFORD INC Life insurance - Apr 2026 Life insurance - Apr 2026 Life insurance - Apr 2026	04/08/2026		119.00 83.30 23.80
Total for Check Number 31117:				0.00	226.10
Total for Vendor THE04 (THE HARTFORD INC):				0.00	226.10
31098	THE05 262025	THE AUTO & TIRE DOCTOR INC Winter/summer tire change for F-305	04/01/2026		50.00

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Void Checks	Check Amount
			Total for Check Number 31098:	0.00	50.00
			Total for Vendor THE05 (THE AUTO & TIRE DOCTOR INC):	0.00	50.00
31135	TRU14	TRUCKEE TIRE	04/15/2026		
	27057	Tire mounting   balancing for P-8			150.00
	27058	Tire mounting   balancing for U-3			150.00
	27059	Tire mounting   balancing for P-10			150.00
	27060	Tire mounting   balancing for P-1			150.00
	27061	Tires   mounting   balancing for U-2			1,134.56
	27063	Tires   mounting   balancing for P-2			915.64
			Total for Check Number 31135:	0.00	2,650.20
			Total for Vendor TRU14 (TRUCKEE TIRE):	0.00	2,650.20
31099	TUR01 INV142520	TURF STAR INC Clutch release-guide fork bearing pin-spring aligi	04/01/2026		722.95
			Total for Check Number 31099:	0.00	722.95
31136	TUR01 INV145738	TURF STAR INC Ball-bearings   idler pully   v-belt pump for T-1	04/15/2026		136.32
			Total for Check Number 31136:	0.00	136.32
			Total for Vendor TUR01 (TURF STAR INC):	0.00	859.27
31137	USB01	US BANK CORPORATE PAYMENT SYS	04/15/2026		
	Mar Contardi	Raley's - Lunch for ops crew with GM			44.54
	Mar Contardi	Red Truck - Lunch for ops crew with GM			245.52
	Mar Contardi	R&R Products - Clutch disc   pressure plate for T			335.59
	Mar Contardi	OYO Booking - Water Class hotel stay (50%) - E			82.00
	Mar Contardi	OYO Booking - Water Class hotel stay (50%) - E			82.00
	Mar Contardi	TNT Materials - Concrete for EV Charging Stati			1,064.99
	Mar Contardi	Keen - Work boots - Raymer			246.68
	Mar Evans	Northern Tools &Equipment - Hydraulic motor f			230.20
	Mar Evans	AGRI Supply -Drive shaft   u-joint   tube yoke fc			598.80
	Mar Evans	Uline - Office chairs (2) - Evans			430.34
	Mar Evans	AGRI Supply -Drive shaft   u-joint   tube yoke fc			221.47
	Mar Evans	Northern Tools &Equipment - Roll pin punch set			21.07
	Mar Evans	AGRI Supply -Drive shaft   u-joint   tube yoke fc			820.27
	Mar Geary	Golden Rotisserie - TTSA lunch meeting with G			80.48
	Mar Geary	Raley's - TTSA lunch meeting with GM			22.22
	Mar Gibeaut	Raley's - Lunch meeting - Gibeaut   OVFD Chief			27.05
	Mar Gibeaut	Safeway - Breakfast meeting - Gibeaut   fire staf			41.41
	Mar Gibeaut	Bass Pro Shop - Flashlight for C-300			163.49
	Mar Gibeaut	Raley's - Lunch meeting - Gibeaut   Geary			28.46
	Mar Goates	Backblaze - Cloud data storage			115.93
	Mar Goates	Amazon Web Services - Raw cloud storage   serv			1,459.75
	Mar Goates	Wasabi - Data storage			7.22
	Mar Grant	FN Simple - Duty hats (7)   logo			467.83
	Mar Larivee	American Heart Shop - ACLS   PALS   Heartsav			791.02
	Mar Martin	Placer County - Bldg Permit Fee for Heat Conne			197.93
	Mar Martin	Placer County-Bldg Permit CC Fee for Heat Con			4.71
	Mar Martin	Placer County - Bldg Permit CC Fee for Heat Cc			4.71

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Void Checks	Check Amount
	Mar Martin	Placer County - Bldg Permit CC Fee for Heat Cc			4.71
	Mar Martin	Placer County - Bldg Permit Fee for Heat Conne			197.93
	Mar Martin	Placer County - Bldg Permit Fee for Heat Conne			197.93
	Mar Martin	Placer County - Bldg Permit CC Fee for Heat Cc			4.71
	Mar Martin	Placer County - Bldg Permit Fee for Heat Conne			197.93
	Mar Martin	Placer County - Bldg Permit Fee for Heat Conne			197.93
	Mar Martin	Placer County - Bldg Permit CC Fee for Heat Cc			4.71
	Mar Martin	Placer County - Bldg Permit Fee for Heat Conne			197.93
	Mar Martin	Placer County-Bldg Permit CC Fee for Heat Cor			4.71
	Mar Martin	Raley's - Lunch meeting - Martin   Geary			23.51
	Mar Martin	The Burrito Window - Admin lunch with GM			136.55
	Mar Zangara	Raley's - Board meeting breakfast			15.75
	Mar Zangara	Raley's - Admin lunch with GM			15.46
	Mar Zangara	Doughboys Donuts - Board meeting donuts			19.99
Total for Check Number 31137:				0.00	9,055.43
Total for Vendor USB01 (US BANK CORPORATE PAYMENT SYSTEM):				0.00	9,055.43
31138	VER01	VERIZON WIRELESS	04/15/2026		
	6139546086	Cell phones 02/26-03/25/2026			286.37
	6139546086	Cell phones 02/26-03/25/2026			52.68
	6139546086	Cell phones 02/26-03/25/2026			12.67
	6139546086	Cell phones 02/26-03/25/2026			12.67
	6139546086	Cell phones 02/26-03/25/2026			51.27
	6139546087	Admin internet backup 02/26-03/25/2026			38.01
	6139546087	Dumpster site gate cell service 02/26-03/25/2026			38.01
	6139546087	SCADA alarm line and connectivity 02/26-03/25			82.68
	6139546087	SCADA alarm line and connectivity 02/26-03/25			140.71
	6139546087	SCADA alarm line and connectivity 02/26-03/25			170.72
	6139632198	Sewer flow meters 02/28-03/27/2026			184.92
Total for Check Number 31138:				0.00	1,070.71
Total for Vendor VER01 (VERIZON WIRELESS):				0.00	1,070.71
31139	WAT06 04/06/2026	MARCUS WATERS DC DMV physical - Carvolth	04/15/2026		150.00
Total for Check Number 31139:				0.00	150.00
Total for Vendor WAT06 (MARCUS WATERS DC):				0.00	150.00
31118	WES04 12190883	WESTERN NEVADA SUPPLY Mega flange for Pump 2 at Res D Pump Station	04/08/2026		485.86
Total for Check Number 31118:				0.00	485.86
31140	WES04 12200653 72195988	WESTERN NEVADA SUPPLY Flange   teflon tape   coupling   suction hoses(5)  Aspen Grove Water Repair - Brass fittings	04/15/2026		259.28 1,295.05
Total for Check Number 31140:				0.00	1,554.33
Total for Vendor WES04 (WESTERN NEVADA SUPPLY):				0.00	2,040.19

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Void Checks	Check Amount
Report Total (59 checks):				0.00	218,742.93



# N·C·S·D

Northstar Community Services District  
900 Northstar Drive, Truckee, CA 96161  
P: 530.562.0747 • F: 530.562.1505 • [www.northstarsd.org](http://www.northstarsd.org)

***Board of Directors***

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

***General Manager***

Mike Geary, PE

## **AGENDA ITEM #2**

### **Northstar Property Owners Association**

There is no written report for this agenda item.



# N·C·S·D

Northstar Community Services District  
900 Northstar Drive, Truckee, CA 96161  
P: 530.562.0747 • F: 530.562.1505 • [www.northstarsd.org](http://www.northstarsd.org)

***Board of Directors***

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

***General Manager***

Mike Geary, PE

## **AGENDA ITEM #3**

### **Northstar California/Vail**

There is no written report for this agenda item.



**N·C·S·D**  
Northstar Community Services District  
900 Northstar Drive, Truckee, CA 96161  
P: 530.562.0747 • F: 530.562.1505 • www.northstarsd.org

**Board of Directors**  
John Radanovich, President  
Warren "Chip" Brown  
Nancy Ives  
Marilyn Forni  
Candace Roeder  
**General Manager**  
Mike Geary, PE

## Placer County Local Agency Formation Commission (LAFCO) Selection of Special District Representative

**DATE:** April 15, 2026

**TO:** District Board Members

**FROM:** Julie Zangara, Secretary of the Board

**SUBJECT:** Placer County Local Agency Formation Commission (LAFCO) Selection of Special District Representative

**BACKGROUND:** At the February Special Meeting of the Board of Directors, the District nominated Judy Friedman to fill the LAFCO for Special District Representative. LAFCO received eight nominations to fill the vacancy

**DISCUSSION:** The Board is now invited to vote for a Special District Representative from the three nominations provided in the LAFCO packet. Judy Friedman is the only regional Special District Representative nominated for the vacancy.

**FISCAL IMPACTS/COSTS:** None

**RECOMMENDATION:** The Board selects Judy Friedman to fill the LAFCO Vacancy for Special District Representative.

**ALTERNATIVES:** The Board selects an alternative nominee to fill the LAFCO Vacancy for Special District Representative.

**ATTACHMENTS:**

1. LAFCO 2026 Special District Election Instruction
2. Candidate Statements of Qualifications
3. 2026 Special District Election Ballot

**DATE PREPARED:** 03-27-2026



*Electronic Transmittal*

**COMMISSIONERS**

Joshua Alpine  
Chair  
(Special District)

Anthony DeMattei  
(County)

Whitney Eklund  
Vice Chair  
(City)

Judy Friedman  
(Special District)

Cindy Gustafson  
(County)

Sean Lomen  
(City)

Susan Rohan  
(Public)

**ALTERNATE COMMISSIONERS**

Shanti Landon  
(County)

Cherri Spriggs  
(Public)

Scott Wilson  
(Special District)

Stephanie  
Youngblood  
(City)

**COUNSEL**

Michael Walker  
General Counsel

**STAFF**

Colette Santsche  
Interim Executive  
Officer

Amanda Ross  
Acting Assistant  
Executive Officer

Amy Engle  
Commission  
Clerk/Analyst

**March 20, 2026**

**TO:** Independent Special District Presiding Officers  
**c/o District Clerk**

**FROM:** Colette Santsche, Interim Executive Officer

**SUBJECT: Ballot Distribution and Voting Instructions: Special  
District Appointment to Placer LAFCO**

Dear Presiding Officer,

On February 10, 2026, the Placer Local Agency Formation Commission (LAFCO) initiated a call for nominations to fill a vacancy for one of the regular Special District Representatives on the Commission. The presiding officer (Board Chair/President) of each independent special district were invited to submit nominations for qualified special district board members to fill this open seat.

At the close of the nomination period, LAFCO received a total of eleven (11) nominations for three (3) candidates, as summarized below:

**Judy Friedman, Director, Tahoe City Public Utility District**

*Nominated by:*

- North Tahoe Fire Protection District
- North Tahoe Public Utility District
- Northstar Community Service District
- Olympic Valley Public Service District
- Penryn Fire Protection District
- Placer Hills Fire Protection District
- Tahoe City Public Utility District
- Truckee Tahoe Airport District
- Tahoe-Truckee Sanitation Agency

**Ross Hutchings, Director, Placer Mosquito and Vector Control  
District**

*Nominated by:*

- Placer Mosquito and Vector Control District

## Selection of Special District Representative

March 20, 2026

### Jennifer Knisley, Director, Newcastle Rocklin Gold Hill Cemetery District

*Nominated by:*

- Newcastle Rocklin Gold Hill Cemetery District

All three candidates are listed on the attached ballot. Also included in your packet for review are the statements of qualifications received by LAFCO. Please note that submitting a statement was optional and we have included the two that were provided.

### Voting Instructions

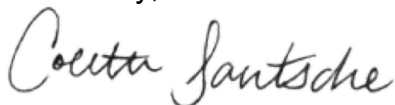
- **Ballot Completion:** Please complete the attached ballot, clearly indicating your selection.
- **Authorized Signature:** To be valid, ballots must be signed by the district's presiding officer, or the presiding officer's alternate as designated by the governing body.
- **Designation of Alternate:** If an alternate has been designated by the governing body, please include a copy of the official meeting minutes or minute order documenting this designation.
- **Quorum Requirement:** A minimum of 19 of the 37 independent special districts in Placer County must submit ballots for the election to be valid.
- **Election Outcome:** The candidate receiving the highest number of votes will be appointed as the Special District Representative to LAFCO.

### Submission Deadline

Please return your completed ballot via email to [lafco@placer.ca.gov](mailto:lafco@placer.ca.gov) no later than Monday, May 4, 2026, at 4:00 PM.

Thank you for your participation and commitment to ensuring that independent special districts remain effectively represented on the Commission. Should you have any questions, please contact our office at (530) 889-4097.

Sincerely,



### Colette Santsche

Interim Executive Officer  
Placer LAFCO



## Ballot: Selection of Special District Representation on LAFCO

**Please choose one candidate:**

- Judy Friedman**, Tahoe City Public Utility District
- Ross Hutchings**, Placer Mosquito and Vector Control District
- Jennifer Knisley**, Newcastle Rocklin Gold Hill Cemetery District

**Name of Special District:** \_\_\_\_\_

**Name of Presiding Officer:** \_\_\_\_\_

**Signature of Presiding Officer:** \_\_\_\_\_

**Date:** \_\_\_\_\_

**Must be received by LAFCO via email at [LAFCO@placer.ca.gov](mailto:LAFCO@placer.ca.gov) no  
later than May 4, 2026 by 4pm**

**Judy Friedman**  
**Director, Tahoe City Public Utility District**  
**Candidate for Placer County LAFCO Special District Seat**

I am running for re-election to the Special Districts seat on the LAFCO Board so I can continue representing yours and all the Special Districts in Placer County.

I have been a full-time resident of Tahoe City, located in the unincorporated area of Placer County, for over 50 years. I approach this position from the unique perspective of being an elected member of the of the Tahoe City Public Utility District Board of Directors, Clerk of the Board for the Tahoe City Cemetery District, and volunteer on the North Lake Tahoe Fire Protection District C.E.R.T. team.

There has been tremendous growth in Placer County. LAFCO is charged with identifying ways to organize, simplify, and streamline government and make sure that services are provided efficiently and economically. That requires thoughtful and creative solutions and well-informed decision makers. We need to work hard to balance quality of life while meeting growing service challenges.

I am committed to representing the Special District's interests on the LAFCO Board, especially where they may differ from the county and city issues. Many of the communities throughout Placer County rely on special districts to serve our unique needs. It is essential that our concerns and interests be heard and addressed as LAFCO becomes more active in Placer County.

I ask for your vote to continue serving as Special District Commissioner and appreciate the trust that comes with your support.

Statement of Qualifications Placer County LAFCO

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

March 17, 2026

Dear LAFCO Commissioners:

I am pleased to submit my application for the position of Special District Representative on the Placer County LAFCO. With experience serving as the Alternate City LAFCO Commissioner for the Town of Loomis and ongoing professional development through CALAFCO trainings and conferences, I am prepared to contribute effectively as a knowledgeable and engaged member of the Commission.

During my service as the Alternate City LAFCO Commissioner for the Town of Loomis, I maintained consistent attendance at LAFCO meetings and remained fully engaged in the Commission's work to ensure continuity and preparedness when called upon to serve. Through this experience, along with continued professional development at CALAFCO conferences and trainings, I have developed a strong understanding of LAFCO's role, responsibilities, and impact, and I am prepared to contribute effectively as a voting member of the Commission.

My current role as Special District Representative for the Newcastle, Rocklin, and Gold Hill Cemetery District, along with my service on committees such as the South Placer Fire Oversight Committee, has strengthened my experience in governance, fiscal oversight, and regional collaboration. I understand the importance of balanced representation and bring a practical, solutions-oriented approach to board service.

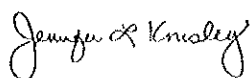
My broader public service background includes serving as Mayor and Council Member for the Town of Loomis, as well as Executive Director of the Loomis Basin Chamber of Commerce. In these roles, I worked closely with a wide range of special districts, local agencies, and community stakeholders—building partnerships, supporting economic development, and advocating for thoughtful growth and service delivery.

I am well-versed in the Commission's strategic priorities, work plan, and budget. My professional career—balancing entrepreneurship, civic leadership, and nearly three decades of service with Soroptimist International—reflects a deep and ongoing commitment to community service and regional well-being.

My qualifications include leadership in developing the Loomis Leadership Program, an Economic Development Certificate (CALED), Institute for Organization Management certification, and completion of Leadership Rocklin and the Western Association of Chamber Executives Academy, along with key contributions to the rebuilding of the Loomis Library and Learning Center.

I am committed to representing all special districts with integrity, diligence, and a clear focus on the long-term interests of Placer County. I bring a strong work ethic, attention to detail, and a collaborative leadership style that prioritizes informed decision-making and regional success.

Thank you for your consideration. I would be honored to continue serving the residents and special districts of Placer County in this capacity.



Sincerely,

Jenny Knisley



**N.C.S.D**  
Northstar Community Services District  
900 Northstar Drive, Truckee, CA 96161  
P: 530.562.0747 • F: 530.562.1505 • www.northstarscd.org

**Board of Directors**  
John Radanovich, President  
Warren "Chip" Brown  
Nancy Ives  
Marilyn Forni  
Candace Roeder  
**General Manager**  
Mike Geary, PE

**Resolution 26-01 Declaring an Election be Held in its Jurisdiction; Requesting the Board of Supervisors to Consolidate this Election with any Other Election Conducted on Said Date; and Requesting Election Services by the County Clerk.**

**DATE:** April 15, 2026  
**TO:** District Board Members  
**FROM:** Julie Zangara, Secretary of the Board  
**SUBJECT:** District Requesting Election Services from Placer County Elections Office.

**BACKGROUND:** The District will have a total of four vacancies on the NCS D Board of Directors that will need to be filled at the upcoming November 3, 2026 election. The following resolution is required by the Placer County Elections Office to consolidate the District's upcoming election with any other election conducted on the same day and to authorize and direct the County Clerk to provide all necessary election services required.

**DISCUSSION:** Upcoming election and the resolution required by the Placer County Elections Office to provide election services.

**FISCAL IMPACTS/COSTS:** A \$100 set-up charge plus the cost of printing (unknown as of today). The District currently has 639 registered voters. The District does not incur election costs if an election does not occur, and the seats are uncontested.

**RECOMMENDATION:** Approve the resolution requesting Placer County to conduct election services.

**ATTACHMENTS:**

1. Resolution 26-01 "Declaring an Election be Held in its Jurisdiction; Requesting the Board of Supervisors to Consolidate this Election with any Other Election Conducted on Said Date; and Requesting Election Services by the County Clerk."

**DATE PREPARED:** March 26, 2026



# N.C.S.D

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**General Manager**  
Mike Geary, PE

## NORTHSTAR COMMUNITY SERVICES DISTRICT RESOLUTION 26-01

**BEFORE THE BOARD OF DIRECTORS OF THE NORTHSTAR COMMUNITY SERVICES DISTRICT, COUNTY OF PLACER, STATE OF CALIFORNIA.**

In the matter of: **DECLARING AN ELECTION BE HELD IN ITS JURISDICTION; REQUESTING THE BOARD OF SUPERVISORS TO CONSOLIDATE THIS ELECTION WITH ANY OTHER ELECTION CONDUCTED ON SAID DATE; AND REQUESTING ELECTION SERVICES BY THE COUNTY CLERK.**

**WHEREAS**, this District Governing Body orders an election to be held in its jurisdiction on November 3, 2026; at which election the issue to be presented to the voters shall be:

### NOMINATION OF CANDIDATES FOR THE GOVERNING BODY

1. Said election shall be to fill a vacancy for the following Board Members whose terms expired:

<u>Incumbent's Name</u>	<u>Division Number</u>	<u>Regular/Short Term</u>
Nancy Ives	N/A	Regular Term
Marilyn Forni	N/A	Regular Term
John Radanovich	N/A	Regular Term
Candace Roeder	N/A	Short Term

2. Said Directors for this District are elected in the following manner:  
At large; there are no divisions in the District; all voters within the District vote for all candidates.
3. Said District has determined the following election particulars:
  - The length of the Candidate Statement shall not exceed 200 words.
  - The Candidate shall pay the cost of the Candidate Statement.
4. Said District does not request that measure(s) be decided at this election.
5. Said District has determined the following election particulars:
  - In the case of a tie vote, the election shall be determined by lot.
  - The County Clerk is requested to provide election services. If the District requests the Placer County Elections Division to provide election services, all applicable costs will be paid by the District.
6. The District hereby certifies that the District boundaries have not changed since its last election and the District understands that the Placer County Public Works Mapping Division will verify our District boundary lines prior to the election.

**BE IT RESOLVED** that the Board of Supervisors of the County of Placer is hereby requested to:

1. Consolidate the election with any other applicable election conducted on the same day;
2. Authorize and direct the County Clerk, at Governing Body expense, to provide all necessary election services.

This resolution shall be considered a Notice of Election and Specification of Election Order if applicable.

**PASSED AND ADOPTED** by the Board of Directors of the Northstar Community Services District on April 15, 2026 by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

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Marilyn Forni, Vice President of the Board

---

Julie Zangara, Secretary of the Board



# N · C · S · D

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**General Manager**  
Mike Geary, PE

## Wood Energy Facility Funding Plan

**DATE:** April 15, 2026

**TO:** District Board Members

**FROM:** Director of Public Works Martin

**SUBJECT:** Wood Energy Facility Project – Funding Plan

**BACKGROUND:** Work at the Wood Energy Facility (WEF) is anticipated to kick off this summer with a construction contract being considered under a separate agenda item.

A detailed financial model was created by staff early in project development to help determine project viability, and it has been updated throughout the project delivery as costs have been hardened.

**DISCUSSION:** With construction costs becoming known, the model can now be more closely calibrated. At the meeting, staff will provide an update with a refined development cost estimate, offsetting project revenue (including secured grant funding and anticipated Investment Tax Credit funding), anticipated borrowing amount, and estimated 25-year program revenue.

**FISCAL/RESOURCE IMPACTS:** At the time of drafting this report, total WEF project costs are estimated at \$14MM. Ten grants have been secured for the project totaling \$5.07MM. Investment Tax Credit funding is anticipated at just over \$4MM. The internal debt financing need is estimated at \$4.5-5MM with a loan payback of 12-13 years (with annual profits applied toward the loan balance). The projected 25-year program revenue is estimated at \$7.5-8MM. Construction was contemplated for the WEF in the FY 2025-26 capital budget. Construction is also being budgeted for FY 2026-27.

**RECOMMENDATION:** Staff's recommendation is to borrow internally from water and/or sewer cash reserves to meet the project's debt financing needs. The net cash available for these funds are as follows:

**Enterprise Cash Available  
As of 6/30/25**

	<u>NWS</u>	<u>MVWS</u>	<u>Sewer</u>	<u>Total</u>
Operating Funds	\$ 2,353,953	\$ 1,287,445	\$ 5,070,290	\$ 8,711,688
Capital Reserves	5,765,552	6,769,406	5,304,859	17,839,817
	<u>\$ 8,119,505</u>	<u>\$ 8,056,851</u>	<u>\$ 10,375,149</u>	<u>\$ 26,551,505</u>

Should the approach discussed at the meeting be desirable, an internal loan document will be prepared by staff for consideration of approval at a future meeting.

**ATTACHMENTS:** None

**DATE PREPARED:** March 27, 2026



# N·C·S·D

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**General Manager**  
Mike Geary, PE

## Wood Energy Facility Construction Award of Bid

**DATE:** April 15, 2026

**TO:** District Board Members

**FROM:** Director of Public Works Martin

**SUBJECT:** Wood Energy Facility Project – Construction Award of Bid

**BACKGROUND:** The Wood Energy Facility (WEF) project includes civil sitework (to include grading, concrete foundations, concrete flatwork, rockery retaining walls, AC paving, etc.), coordination with Messersmith, the boiler equipment provider, who will place equipment after concrete slabs are constructed, erection of an owner provided mass timber building package, mechanical, electrical and plumbing for the facility, installation of owner provided Organic Rankine Cycle power generators, and offsite mechanical connections at six locations in the Northstar Village.

**DISCUSSION:** Plans and specifications for the WEF project were prepared by PR Design and Engineering and District Staff, and the bid period spans from March 13 to April 14. A prebid meeting was held on Tuesday, March 24. A bid summary will be provided at the meeting.

**FISCAL/RESOURCE IMPACT:** Total WEF project costs are estimated at \$14MM, and the Engineer's Estimate for the construction of the facility is \$6,278,690. Ten grants have been secured for the project totaling \$5.07MM. Investment Tax Credit funding is anticipated at just over \$4MM. The internal debt financing need is estimated at \$4.5-5.0MM with a loan payback of 12-13 years (with annual profits applied toward the loan balance). The projected 25-year program revenue is estimated at \$7.5-8MM. Construction was contemplated for the WEF in the FY 2025-26 capital budget. Construction is also being budgeted for FY 2026-27.

**RECOMMENDATION:** Staff will have a recommendation for this project at the Board Meeting.

**ATTACHMENTS:** PR Design Engineer's Estimate

**DATE PREPARED:** April 9, 2026

NCS D Biomass Plant Project  
 APN: 110-081-032  
 Engineer's Estimate  
 3/27/2026

Item	Description	Unit		
1	<b>Mobilization and General Requirements:</b> Includes mobilization, project management, temporary facilities, safety requirements, coordination with Owner and equipment vendors, and general conditions required for completion of the Work. Max 10% of Bid.	LS	\$	450,000
2	<b>Foundations and Concrete Work :</b> Includes site work, excavation for building foundations, drainage, reinforcing steel, formwork, concrete placement, slabs-on-grade, concrete, retaining walls, equipment foundations, housekeeping pads, anchor bolts, embeds, and all building related concrete work	LS	\$	825,000
3	<b>Structural Framing and CLT Building Erection:</b> Includes structural steel, framing, and installation of the Owner-furnished Cross Laminated Timber (CLT) building package including receiving, storage, handling, erection, connection hardware, and temporary bracing.	LS	\$	980,000
4	<b>Item 4 – Building Envelope and Architectural Construction :</b> Includes roofing, exterior wall systems, insulation(where req'd.), doors, windows, weather protection, siding, and interior/exterior architectural construction necessary to complete the building.	LS	\$	986,400
5	<b>Item 5 – Mechanical Systems and Boiler Plant Integration:</b> Includes installation of mechanical systems, transmission systems, and integration of the Owner-furnished Systems including piping, supports, connections, and all related work.	LS	\$	581,000
6	<b>Item 6 – Electrical Systems, Controls, and ORC System Integration:</b> Includes electrical service/distribution systems, lighting, wiring, controls, instrumentation, and installation and integration of the Owner-furnished Systems.	LS	\$	625,000
7	<b>Item 7 – Testing, Startup Support, and Commissioning:</b> Includes system flushing, testing, startup support, commissioning activities, and coordination with equipment vendors required to place the complete Wood Energy Facility systems into operation.	LS	\$	105,000
8	<b>Item 8 – End User Connection:</b> Includes all work shown in the six (6) End User Connection Permit packages, including piping, mechanical connections, electrical work, controls integration, testing, and commissioning required to complete the end user connections	LS	\$	525,000

<b>9</b>	<b>Item 9 – Civil Site Access and Road Improvement:</b> Includes civil improvements associated with site access and road improvements as shown on the plans, including grading, base preparation, paving, and related improvements required for access to the Wood Energy Facility. See Appendix-4 for more information		LS	\$ 630,500
				\$ 5,707,900
		<b>Contingency</b>	10%	\$ 570,790
	<b>Total</b>			<b>\$ 6,278,690</b>



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Mike Geary, PE

## Wood Energy Facility Mass Timber Building Package Purchase Agreement

**DATE:** April 15, 2026  
**TO:** District Board Members  
**FROM:** Director of Public Works Martin  
**SUBJECT:** Wood Energy Facility Project – Mass Timber Building Package Purchase Agreement

**BACKGROUND:** Three elements of the Wood Energy Facility (WEF) Project are being purchased directly by the District including: 1) Messersmith Boiler Package; 2) ElectraTherm Power Generators; and 3) the mass timber building package. Contracts for purchase of the boiler package and power generators have been approved by the Board previously.

Staff coordinated with the Sierra Institute for the past several months to procure a mass timber building package at what will soon be the first cross laminated timber (CLT) manufacturing facility in the State of California. Unfortunately, the new facility is running behind schedule, so they will not meet the required delivery schedule for the WEF Project.

**DISCUSSION:** Sierra Institute staff assisted in seeking mass timber building package proposals from alternate manufacturers. Proposals were received from SmartLam North America and Mercer Mass Timber.

In anticipation of taking delivery of the mass timber building package in September, it is now time to consider authorization of a purchase agreement.

**FISCAL/RESOURCE IMPACTS:** Total WEF project costs are estimated at \$14MM, and the mass timber building package is estimated to cost approximately \$900,000. Ten grants have been secured for the project totaling \$5.07MM. Investment Tax Credit funding is anticipated at just over \$4MM. The internal debt financing need is estimated at \$4.5-5.0 MM with a loan payback of 12-13 years (with annual profits applied toward the loan balance). The projected 25-year program revenue is estimated at \$7.5-8MM. Construction was contemplated for the WEF in the FY 2025-26 capital budget. Construction is also being budgeted for FY 2026-27.

**RECOMMENDATION:** Staff will have a recommendation for this purchase at the Board Meeting.

**ATTACHMENTS:** Mercer Mass Timber Building Package Proposal dated March 26, 2026

**DATE PREPARED:** April 9, 2026



## Proposal

### Prepared for

Eric Martin  
Northstar CSD  
900 Northstar Drive  
Truckee, CA 96161  
ericm@northstarcسد.org

### Project Number, Name and Location

Project #40933\_Rev2  
NCS Wood Energy Facility  
900 Northstar Drive  
Truckee, CA 96161

### Date Issued

3/26/2026

### Target Delivery Date

9/7/2026

### Proposal Expires

4/17/2026

### Summary

### Price USD

CLT Panels, including Fabrication Coordination, Shop drawings and CNC processing		\$	408,900
CLT Hardware and CMST12 straps		\$	28,100
CLT Holdowns bottom of walls and associated fasteners		\$	36,200
CLT L angles top and bottom of walls and associated fasteners		\$	210,600
Factory install Vaproshield included at Exterior CLT panels only			Included
Freight, FOB Project Location - cash allowance	8 Truckloads	\$	43,200
	Sub-total for CLT+Freight	\$	727,000
Glulam components, including Fabrication Coordination, Shop drawings and CNC processing		\$	57,800
Glulam Steel and Hardware		\$	23,200
Freight, FOB Project Location - cash allowance	1 Truckloads	\$	6,000
Note: Glulam provided as MMT standard sizes	Sub-total for Glulam+Freight	\$	87,000
Note: Compliance with Buy America Requirements			
	<b>TOTAL before Taxes</b>	\$	<b>814,000</b>
	<b>Local Taxes</b>	\$	<b>10,175</b>
	<b>State Taxes</b>	\$	<b>48,840</b>
	<b>TOTAL with Taxes</b>	\$	<b>873,015</b>

### Description

### Quantity

CLT Panels: Cubic Meters	297.2
CLT Panel connections: spline boards and fastening screws	INCLUDED
Glulam Columns/Beams: Cubic Meters	19.2
Glulam Columns/Beams: Number of pieces	36
Glulam to Glulam and Glulam to Concrete steel connections (A36 prime painted) including hdg A307 hardware	3293 pounds
Technical Services: 3D modeling, design coordination and shop drawings	INCLUDED
Specialty Engineering Services	By Others
Delivery of material: FOB truck at job site	9 Truck Loads (estimated)

### Base Bid Specifications

### CLT

Lumber Certification	None
Lumber Chain of Custody	None
Species	SPF
Grade/Certification	1.4V & 1.8M to PRG-320
CNC/framing	Pre-cut per shops (penetrations 2" and larger)
Adhesive	HB-X Purbond
Sealer	Edge Sealer only
Wrapping	Truck loads fully tarped

Appearance Grade

Architectural

Panel Types		# of PCS	Panel Types	Sqft of Panel
		60	CLT5-175-V-SPF-A1	11,185
		35	CLT5-175-M2100-SPF-A1	6,945
	<b>Total</b>	<b>95</b>		<b>18,130</b>

**Base Bid Specifications**

**GLULAM**

Lumber Certification	<b>None</b>
Lumber Chain of Custody	<b>None</b>
Species	<b>D Fir</b>
Glulam Certification	<b>ANSI 190.1</b>
Stress Grade	<b>Comb2</b>
CNC/framing:	<b>Pre-cut per shops</b>
Adhesive:	<b>Melamine</b>
Sealer	<b>One Coat LVL Weathershield</b>
Wrapping	<b>Individually wrapped</b>
Appearance Grade	<b>Architectural</b>
Steel connections	<b>ASTM A36 Prime painted with SP-6 prep</b>
Connection Hardware (Bolts)	<b>A307 Hot Dipped Galvanized bolt assemblies</b>

**Terms:**

- Pricing is based on drawings: Structural dated 03/05/2026 and the attached scope delineation drawings
- Recommended CLT Sizes and layout to be verified by EOR.
- Freight costs are estimates only. Buyer is responsible for all actual freight costs and related fees.
- Pricing includes a 2 hour truck wait time for the unloading of material after arrival. Equipment and personnel required for unloading of material is to be provided by others. Buyer is responsible for cost of any additional waiting time and/or unloading time.
- Buyer to provide sufficient and proper site access for truck delivery.
- Payment Terms: **SUBJECT TO CREDIT CHECK**
  - 30% Deposit - Due within 15 days of signed contract
  - 30% Due when first panel is manufactured
  - 30% Due when final panel is manufactured
  - 10% Due upon delivery of final panel
- Unless otherwise noted, all CNC work shall only be applied to a single surface of each CLT panel and shall be oriented with the CNC side facing up when shipped (non visual side for floors and roof). Any CNC routing that requires flipping panels in the factory shall be specifically agreed to in writing.
- Mercer Mass Timber will seek to accommodate production schedule changes; however, if schedule changes occur within 60 business days of agreed-upon production date, Buyer is responsible for cost of perishable items, labor and facility costs associated with overtime shifts, and labor costs associated with potential loss of shifts. Buyer assumes risk of additional schedule slippage beyond 'day for day' related to other scheduled production commitment.
- All international sales are sold Incoterms DAP (Delivered at Place). Buyer is responsible for all customs clearance fees, import duties, and taxes.
- Pricing includes one (1) shop drawing submittal issued for approval and one (1) shop drawing submittal issued for manufacturing.
- Client to provide coordinated DWG file(s), 1 per floor, which includes all slab edges dimensioned to gridline and agreed to penetrations (all trades) with dimensions to gridlines based on the agreed upon project schedule. The penetrations are symbolized as surfaces (to scale) with the exact dimension (not nominal). There also must be a text call-out with the same precise dimension (not nominal). MMT reserves the right to exclude MEP framing should the information not be provided per the schedule.
- Pricing of CLT Panels is based on Random Lengths Chicago Delivered Western SPF 2x6 and or Random Lengths Northwest Delivered Douglas Fir Larch 2x6 and or Random Lengths Delivered Westside SYP 2x6 as of the date of the quote per bid specification species noted above. Pricing of Glulam columns and beams is based upon current Average lumber cost of Lamstock specific to the project requirements.**

**Random Lengths pricing at time of this quote:**

Chicago Delivered Western SPF 2x6 - Per MBF \$601 USD

Pricing Matrix table below reflects package value changes based upon fluctuation in lumber pricing between the date of issuance of this proposal and the date that Mercer orders the specific lumber required for this project. For more information, please speak with your Mercer Region Manager.

CLT Package	Western SPF 2x6#2 Index Pricing	#2 RL \$/M USD	CLT Package Value USD	Increase/Decrease in Value USD
		\$451	\$368,604	(\$40,296)
		\$526	\$388,752	(\$20,148)
	<b>Index Value</b>	\$601	\$408,900	
		\$676	\$429,048	\$20,148
		\$751	\$449,196	\$40,296
Glulam Package	Average Douglas Fir Lamstock Pricing	Average \$/M USD	Glulam Package Value USD	Increase/Decrease in Value USD
		\$632	\$55,436	(\$2,364)
		\$707	\$56,618	(\$1,182)
	<b>Current Blended Average Value</b>	\$782	\$57,800	
		\$857	\$58,982	\$1,182
		\$932	\$60,164	\$2,364

Glulam lamstock lumber pricing above is based upon exact tallies for the project noted above, FOB Mercer Mass

- All sales are governed by the Mercer Standard Terms and Conditions of Sale.
- Only Mass Timber materials indicated on Structural drawings are included within this proposal unless specifically noted otherwise.

**Exclusions (unless explicitly noted otherwise):**

Chamfered edges

Factory applied sealer to face of CLT  
 Concrete embeds, structural steel, fasteners, bolts, anchor bolts, misc hardware  
 Unless otherwise noted, all Glulam will be supplied as "NO Camber" to allow pricing based on full optimization of CNC capabilities. Any Glulam requiring camber shall be specifically agreed to in writing  
 Gypcrete and/or reinforced concrete topping and/or composite load transfer connections for concrete topping  
 FSC, SFI, PEFC certification/chain of custody  
 All bonds / security / consent of surety  
 Site dimension verifications, site surveys, temporary structure, shoring, offloading, lifting hardware and equipment (including cranes), traffic control flagging, licenses, and permits  
 Preservative / fire retardant treatments / coatings  
 Extended warranties. MPI inspections, bonding, warranties  
 Onsite and /or offsite temp storage and related insurance  
 Architectural Mass Timber elements and or steel connections/hardware for Architectural elements  
 Wood end caps, wood coverboards, wood plugs. Pre-drilling / pilot boring for screws  
 Sill gaskets, bearing pads, grout, shims, spacers, joint sealants, backer rods, gaskets, smoke seals, self-applied membranes, tapes, acoustic mat  
 Metal flashings or caps. Perimeter angle assemblies  
 Individually wrapped CLT panels  
 Mass timber specialty engineering, detail design and sealed shop drawings

**Mercer Spokane LLC**

**PO Box 337, 19202 E. Garland Avenue**

**Spokane Valley, WA. 99027**

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**Acceptance by Buyer**

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Date of Acceptance

*Northstar CSD*

*900 Northstar Drive*

*Truckee, CA 96161*

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Signature

---

Name

---

Title

1. **SCOPE OF AGREEMENT** Mercer Mass Timber, LLC ("Mercer"), upon acceptance of an Order placed by Buyer, will supply the Materials specified in the Order to Buyer, pursuant to the terms and conditions of this Agreement and its exhibits. Mercer's acceptance of such order submitted by Buyer is expressly limited to the terms and conditions of this Agreement notwithstanding any contrary provision contained in Buyer's purchase orders, invoices, acknowledgements, or other documents. The details of the Materials (e.g. quantity, price, and product specifications) shall be set forth in the relevant Order, but all parties agree that these Standard Terms and Conditions apply to each and every transaction, regardless of the terms included in any other documentation between the Parties.
  - a. **DESIGN REQUIREMENTS** At a minimum, Buyer shall provide to Mercer all accurate and relevant drawings, designs, computer-aided design files, specifications, plans, or similar sources of design information (collectively the "**Minimum Design Requirements**"), with respect to any Materials purchased from Mercer. Buyer shall promptly (and in no event more than three (3) business days from receipt of such) respond in writing to all Mercer's requests for additional information. Upon receipt of the Minimum Design Requirements and any necessary additional information, Mercer shall prepare shop drawings for the Materials and/or for the whole system (the "**Shop Drawings**"). The Shop Drawings are a guide to Materials size and layout; they are not intended to serve as plans or specifications for Buyer or Buyer's intended project or use and shall not be deemed as such. Mercer will submit the Shop Drawings to the Buyer for written approval prior to commencement of fabrication. The Buyer's engineers and/or architects shall review the Shop Drawings to confirm their compliance with the Minimum Design Requirements, and all other necessary project plans and specifications, and promptly respond to Mercer with adequate information. Upon receipt of written approval of the Shop Drawings from Buyer, Mercer shall fabricate the Materials in compliance with the Shop Drawings. Mercer's only obligation is to fabricate the Materials in accordance with the Minimum Design Requirements provided by the Buyer, and Mercer shall have no liability or responsibility with respect to errors or mistakes in such Minimum Design Requirements. Buyer shall indemnify, defend and hold harmless Mercer for any claims related to errors or mistakes in such Minimum Design Requirements (including attorney fees).
    - i. Unless otherwise agreed to or quoted, Mercer shall provide a single issuance of shop drawings for review and a final issuance incorporating comments. Mercer shall provide detailing for penetrations exceeding 2-feet by 2-feet in size. All additional shop drawing iterations will be charged based on the scale of project and revision. All additional penetrations, as requested, shall be charged at a rate as outlined in the quote.
    - ii. Unless otherwise noted, all computer numerical control ("**CNC**") work and coating systems shall only be applied to a single surface of each CLT panel and shall be oriented with the CNC or coating side facing up when shipped. Any CNC routing, coating systems, or pre-assembly work that requires flipping panels in the factory during the manufacturing and shipping process shall be specifically agreed to in writing.
  - b. **INSTALLATION** Installation of the Materials and any design, engineering, or construction are the sole responsibility of the Buyer and will be performed solely by Buyer. Mercer shall not be liable for any loss, damages, costs, or expense resulting directly or indirectly or in any way arising out of the installation of the Materials or errors made in the engineering and/or architectural process. Buyer acknowledges that due to differing site conditions, Mercer has expressly recommended that the Buyer retain a qualified engineer to evaluate the site, loading conditions, rigging requirements, and temporary bracing that may be required. Buyer hereby covenants that the installation of the Materials shall be performed by parties qualified to install the Materials.
2. **PRICE AND TERMS**
  - a. The prices for Materials will be as quoted in the Mercer proposal, including all terms specified in the Mercer proposal, unless one of the following occurs:
    - i. Design drawing or specification changes differing from bid documents
    - ii. Project schedule delays and related production schedule delays within 90 days of agreed to material delivery or 60 days of agreed to production start, whichever is later.
    - iii. Project schedule delays over 30-days in total
  - b. Upon a signed proposal or written notice to proceed, Buyer shall be obligated to purchase the Materials specified in the Materials proposal at the purchase price set forth therein (the "**Purchase Price**") and Mercer shall be obligated to manufacture and sell the Materials set forth in the proposal for such Purchase Price.
  - c. The Purchase Price shall not include any additional federal, state, local or other taxes, whether excise, sales, use, duties, levies, income, occupational, or otherwise ("**Taxes**"), and Buyer acknowledges and agrees that Buyer shall be solely responsible for all Taxes that arise out of or are in any way related to the purchase and sale of the Materials under this Agreement, and the Purchase Price shall be increased by the amount of any such Taxes, provided, however, that the failure of Mercer to increase said Purchase Price for Taxes shall not relieve Buyer of the responsibility for paying the Taxes, no matter when such Taxes come due or are discovered to be due. Taxes shall be charged on all Materials unless Buyer provides a government exemption document, satisfactory to Mercer's counsel in his or her discretion that Mercer determines entitles Buyer to a tax exemption. Buyer shall indemnify and hold Mercer harmless from and against any and all loss, damage, cost or expense that arise out of or are in any way attributable to the imposition by a government agency of any Taxes that relate in any way to the purchase and sell of any Materials hereunder.
  - d. Payment terms are net due upon invoice date, unless otherwise specified in the proposal, and must be made electronically (ACH, wire, or EFT). If Buyer does not pay an invoiced amount within terms, Buyer will in addition pay finance charges of one and one-half percent (1.5%) per month on the late balance and Mercer reserves the right to: (1) withhold shipment of any additional Work, whether it is related to the PO in question or not, until full payment is made; (2) declare Buyer in material breach of this Agreement and take appropriate action related to each and every transaction between the parties; and/or (3) revoke any credit extended to Buyer. Buyer shall reimburse Mercer for the reasonable costs, including attorneys' fees or collection costs, related to collecting past due amounts from Buyer.
  - e. Upon reasonable request by Mercer, Buyer shall provide copies of its most recent audited financial statements or other reasonable evidence of its financial capacity and such other information as Mercer reasonable requests to determine credit status or credit limits.
    - f. Buyer shall provide notice within five (5) business days of the occurrence of any event which materially affects Buyer's ability to perform its obligations under this Agreement including but not limited to: (i) the material default of any Mercer or sub-contractor; (ii) labor strike or dispute; or (iii) material uncured default with respect to any debt obligations of Buyer.
3. **BUYER MATERIALS AND DATA** Buyer represents and warrants that any matter it furnishes for performance of services by Mercer (i) does not infringe any copyright or trademark or other Intellectual Property Rights of any third party; (ii) is not libelous or obscene; (iii) does not invade any person's right to privacy; and (iv) does not otherwise violate any laws or infringe the rights of any third party. Buyer warrants that it has the right to use and to have Mercer use on behalf of Buyer any data provided to Mercer or its Affiliates by Buyer including customer names, identifying information, addresses and other contact information and related personal information ("**Data**"). Buyer further warrants that it will designate on the applicable Order if Data provided pursuant to that Order is subject to HIPAA, Gramm-Leach-Bliley or other statutes providing enhanced data protection or requiring enhanced data security procedures.
4. **LIEN RIGHTS** Buyer acknowledges and agrees that Mercer reserves the right to take such actions as may be necessary in order for Mercer to preserve, file, or perfect a workman's, materialmen's, contractor's, or similar lien, as applicable in the jurisdiction in which the Project is being undertaken, and Buyer agrees to provide such information or execute such documents as may be necessary or help in connection with the same.
5. **INTELLECTUAL PROPERTY** Any and all inventions, discoveries, patent applications, patents, copyrights, trademarks and trade names, commercial symbols, trade secrets, work product and information embodying proprietary data existing and owned by Buyer as of the date of the Order or made or conceived by employees of Buyer during the Term of the Order shall be and remain the sole and exclusive property of Buyer provided that Buyer grants to Mercer a license to use, display and distribute (and to sub-license its affiliates and sub-contractors to use, display and distribute) any intellectual property rights delivered to Mercer as reasonably necessary to perform any Order. Any and all inventions, discoveries, patent applications, patents, copyrights, trademarks and trade names, commercial symbols, trade secrets, work product and information embodying proprietary data existing and owned by Mercer as of the date of the Order or made or conceived by employees, consultants, representatives, or agents of Mercer during the term of this Agreement shall be and remain the sole and exclusive property of Mercer. Without limiting the generality of the foregoing, the parties agree that Mercer will own systems (including all web source code) related to the Materials produced and provided hereunder, including all modifications, upgrades and enhancements thereto made and services provided during the term of the Order. Mercer shall have the right to provide to third parties services which are the same or similar to the services provided herein and to use or otherwise exploit any Mercer materials in providing such services.
6. **CONFIDENTIAL INFORMATION** All non-public, confidential or proprietary information of Mercer, including but not limited to, specifications, samples, patterns, designs, plans, drawings, documents, data, business operations, customer lists, pricing, discounts or rebates, disclosed by Mercer to Buyer, whether disclosed orally or disclosed or accessed in written, electronic or other form or media, and whether or not marked, designated or otherwise identified as "confidential" in connection with this Agreement is confidential, solely for the use of performing this Agreement and may not be disclosed or copied unless authorized in advance by Mercer in writing. Upon Mercer's request, Buyer shall promptly return all documents and other materials received from Mercer. Mercer shall be entitled to injunctive relief for any violation of this Section. This Section does not apply to information that is: (a) in the public domain; (b) known to Buyer at the time of disclosure; or (c) rightfully obtained by Buyer on a non-confidential basis from a third party.
7. **INDEMNIFICATION** Buyer shall indemnify, defend and hold harmless Mercer, its officers, directors, employees, agents, subsidiaries, and other affiliates from and against any and all claims, damages, liabilities, and expenses (including attorney fees) arising from any third-party claim based on Buyer's (or its agent's) breach of any representation, warranty, covenant, agreement, or obligation under the Order or this Agreement, or Buyer's (or its agent's) negligent and/or willful acts in carrying out its obligations under the Order or the Agreement, provided that in no event shall Mercer be responsible for any claims arising out of its compliance with instructions, requirements, or specifications provided by or required by Buyer (including the use of information, artwork, logos, and/or trademarks provided by Buyer).
8. **BREACH** In addition to all other rights to which a party is entitled under this Agreement, if either party materially breaches any term of the Order or the Agreement, the non-breaching party shall have the right to: (a) terminate the Order immediately upon written notice to the other party; and (b) seek to obtain injunctive relief to prevent such breach or to otherwise enforce the terms of this Agreement. Failure to properly demand compliance or performance of any term of the Order or this Agreement shall not constitute a waiver of Mercer's rights hereunder and prior to any claim for damages being made for non-conformance or breach, Buyer shall provide Mercer with reasonable notice of any alleged deficiencies in the Materials or performance under the Order or this Agreement and Mercer shall have a reasonable opportunity to cure any such alleged non-conformance or breach.
9. **LIMITED WARRANTY** Mercer warrants that the Materials shall reasonably conform to specifications in all material respects. If applicable and at Mercer's option, Mercer may provide Buyer with an on-line printing proof for Buyer approval. If a proof has been provided, once Buyer approves a proof, Buyer will be liable for all fees and costs associated with the order, as specified in the Order. If Buyer supplies Mercer stock or items for imprinting as part of the Order, Mercer is not responsible for issues related to the quality of the stock or items for imprinting. Mercer will not provide refunds for any Materials that conform to specifications in all material respects. Mercer's obligation under this limited warranty shall be limited to return of the Materials that are non-conforming and repayment of the Purchase Price for such returned Materials. Any warranty claim hereunder must be reported to Mercer within 30 days of the Buyer's discovery of the alleged defect. Mercer does not warranty



that any Materials meet local or other municipal ordinances, codes or other regulations. The warranty obligations of Mercer shall not arise unless Mercer is notified within 30 days of the Buyer's discovery of the alleged defect and this warranty is presented together with a written statement of the alleged claim and defect. The warranty hereunder shall extend only to the original owner of the building that will be constructed pursuant to the Project and to the original contractor to whom the Materials were sold, and may not be assigned or transferred without Mercer's prior written consent, in Mercer's discretion. This warranty shall be void in the event that an alteration or repair is made to the Materials by any person or entity other than as authorized by Mercer. None of Mercer's officers, owners, directors, members, managers, employees, servants or agents shall be individually or jointly and severally liable for any loss or damage hereunder, no matter the cause or reason for such loss or damage. Mercer shall not have any obligation under any warranty herein until such all accounts and amounts due to Mercer from Buyer have been paid in full and in a reasonably timely manner. Other than the warranties set forth in this section, Mercer makes no condition or warranty whatsoever with respect to the Materials or any services, including any (a) condition or warranty of merchantability, (b) condition or warranty of fitness for a particular purpose, (c) condition or warranty of title or (d) warranty against infringement of intellectual property rights of a third party, whether express or implied by law, course of dealing, course of performance, usage of trade or otherwise. In the event of any breach of any warranty specified in this provision, buyer's exclusive remedy shall be that Mercer shall, at its option, repair or replace any defective Materials at no cost to buyer or refund any purchase price paid for such work. Any warranties provided pursuant to these terms and conditions, including those under this Section 9, shall extend for a period of one year from the date of delivery of the Materials to the Buyer in accordance with the terms hereof.

10. **DELIVERY** Shipment date(s) and delivery dates shall be established by mutual agreement of Buyer and Mercer, in writing, 90-days prior to the first delivery of Materials. Deliveries of Materials may be made in one delivery, or staged at intervals or in installments, depending on the agreement between Buyer and Mercer. Mercer shall have the right to rely on such delivery schedule when scheduling the manufacture of the Materials. Buyer shall be responsible for providing and scheduling an unobstructed, safe location for the Materials to be delivered (the "Delivery Point"), and if Mercer deems in its sole discretion that the conditions are not safe at such location or that the location could result in or lead to damage of the Materials, or the delivery vehicle, then Mercer shall have the right to delay, stop, or postpone the delivery until such time as it deems that a safe and adequate Delivery Point is available, and Buyer shall be responsible for all costs and expenses associated with the attempted delivery and also all costs or expenses associated with any re-delivery, which costs and expenses may include, but not be limited to, towing costs, damage to Materials, and/or damage to vehicles. Upon delivery, Buyer shall be responsible for providing at Buyer's sole expense any and all cranes or other equipment that is necessary to allow delivery at the delivery location. Buyer shall be required to have a representative available at the delivery location at the time of delivery to act as an authorized signatory to acknowledge receipt of the delivered Materials, and if Buyer fails to have a representative available then Mercer shall have the right to delay, stop or postpone the delivery, in the same manner and under the same terms and conditions as Buyer having failed to provide a safe delivery location as contemplated hereinabove. The delivery driver's signature on any applicable form or document shall be conclusive proof of delivery and unload time. At the time of delivery, Buyer's representative shall conduct a tally check and inspection of the Materials delivered, and if such tally check and inspection reveals any discrepancies, defects, or damage, Buyer shall immediately notify Mercer in writing of same. Failure by Buyer to notify Mercer in writing of any discrepancies, defects, or damage, within forty-eight (48) hours of any delivery shall be deemed an acceptance of Materials by Buyer. Freight shall be F.O.B. Project site, charged to Buyer at carrier's going rate including a 2-hour unload duration unless noted otherwise in quote. Mercer shall inform the Buyer of material delivery time and date at the latest the day before such delivery. Delivery of the Materials shall be made F.O.B. Project site.
11. **TITLE AND RISK OF LOSS** Title and risk of loss passes to Buyer upon delivery of the Materials at the Delivery Point. As collateral security for the payment of the purchase price of the Materials, Buyer hereby grants to Mercer a lien on and security interest in and to all of the right, title and interest of Buyer in, to and under the Materials, wherever located, and whether now existing or hereafter arising or acquired from time to time, and in all accessions thereto and replacements or modifications thereof, as well as all proceeds (including insurance proceeds) of the foregoing. The security interest granted under this provision constitutes a purchase money security interest under the Uniform Commercial Code.
12. **INSPECTION AND REJECTION OF NON-CONFORMING MATERIALS** The Buyer shall inspect the Materials within two (2) days of receipt (the "Inspection Period"). The Buyer will be deemed to have accepted the Materials unless it notifies Mercer in writing of any Non-Conforming Materials during the Inspection Period and furnishes such written evidence or other documentation as required by Mercer. "Non-Conforming Materials" means only the following: (i) the product shipped is different than identified in the Buyer's purchase order; or (ii) the product's label or packaging incorrectly identifies its contents. If the Buyer timely notifies Mercer of any Non-Conforming Materials, Mercer shall, in its sole discretion, (i) replace such Non-Conforming Materials with conforming Materials, or (ii) credit or refund the Price for such Non-Conforming Materials, together with any reasonable shipping and handling expenses incurred by Buyer in connection therewith. Buyer shall ship, at its expense and risk of loss, the Non-Conforming Materials to Mercer's facility located in Spokane, Washington, U.S.A. If Mercer exercises its option to replace Non-Conforming Materials, Mercer shall, after receiving Buyer's shipment of Non-Conforming Materials, ship to Buyer, at Buyer's expense and risk of loss, the replaced Materials to the Delivery Point. The Buyer acknowledges that the remedies set forth in this Section 12 are the Buyer's exclusive remedies for the delivery of Non-conforming Materials. Except as provided under Section 12, all sales of Materials to the Buyer are made on a one-way basis and the Buyer has no right to return Materials purchased under this Agreement to Mercer.
13. **PROTECTION AFTER DELIVERY** Buyer acknowledges that the storage of the Materials following delivery and during the construction stage is critical, and that Buyer must protect the Materials, prior to their use in the Project, from exposure to the weather, rain and moisture, and that the failure to do so may change the moisture content of the Materials, which can in turn cause problems with their integrity, including, without limitation, mold, warping, distortion, expansion, and/or deterioration. Therefore, Buyer specifically agrees that prior to delivery of any Materials that Buyer shall have prepared a storage area that is protected from exposure to the weather and rain for the Materials, and that Buyer shall at all times prior to the use of the Materials be solely responsible for keeping and maintaining the materials in such storage area, and protecting them from exposure to rain and weather. Furthermore, Buyer acknowledges and agrees that should Buyer fail to provide such weather protected storage area or otherwise allow the Materials to be exposed to rain or moisture prior to their use in the Project, or should Buyer damage the Materials or allow the Materials to be damaged during storage or during the construction phase, then any warranty provided for herein shall be null and void. Buyer shall also fully defend, indemnify and hold harmless Mercer for any

claim or potential claim that arises from or results from any failure by Buyer to protect the Materials after delivery.

14. **MERCER IS NOT DESIGN PROFESSIONAL OR CONTRACTOR** Buyer specifically acknowledges and agrees that Mercer is not the design professional, architect, engineer or contractor with respect to the Project, and that Buyer, and only Buyer, is responsible for obtaining all required permits and approvals for the Project, ensuring that the design of the Project is carried out by a professional engineer or architect, complying with all applicable building codes and the conditions of any building permit, and causing the Project to be constructed in accordance with the Plans and Specs and in a workmanlike manner, and in such a manner that the Materials, after construction is completed, will not be exposed to water or excess moisture. Mercer is not responsible for the design of any component or materials not sold by Mercer, or their interface and connection with the Materials. Mercer is only responsible for the fabrication of the Materials that are furnished by it, in accordance with the Plans and Specs and Shop Drawings.
15. **BUYER'S ACTS OR OMISSIONS** If Mercer's performance of its obligations under this Agreement is prevented or delayed by any act or omission of Buyer or its agents, subcontractors, consultants or employees, Mercer shall not be deemed in breach of its obligations under this Agreement or otherwise liable for any costs, charges or losses sustained or incurred by Buyer, in each case, to the extent arising directly or indirectly from such prevention or delay.
16. **NOTICE** Any notice sent pursuant to this Agreement shall be sent by certified mail, return receipt requested, electronic mail, or by overnight mail to the addresses on the Order or to such address as either party may in the future designate. Notices shall be effective upon receipt.
17. **LIMITATION OF LIABILITY**
  - a. IN NO EVENT SHALL MERCER BE LIABLE FOR ANY CONSEQUENTIAL, INDIRECT, INCIDENTAL, SPECIAL, EXEMPLARY, OR PUNITIVE DAMAGES, LOST PROFITS OR REVENUES OR DIMINUTION IN VALUE, ARISING OUT OF OR RELATING TO ANY BREACH OF THESE TERMS, WHETHER OR NOT THE POSSIBILITY OF SUCH DAMAGES HAS BEEN DISCLOSED IN ADVANCE BY BUYER OR COULD HAVE BEEN REASONABLY FORESEEN BY BUYER, REGARDLESS OF THE LEGAL OR EQUITABLE THEORY (CONTRACT, TORT OR OTHERWISE) UPON WHICH THE CLAIM IS BASED, AND NOTWITHSTANDING THE FAILURE OF ANY AGREED OR OTHER REMEDY OF ITS ESSENTIAL PURPOSE.
  - b. IN NO EVENT SHALL MERCER'S AGGREGATE LIABILITY ARISING OUT OF OR RELATED TO THIS AGREEMENT, WHETHER ARISING OUT OF OR RELATED TO BREACH OF CONTRACT, TORT (INCLUDING NEGLIGENCE) OR OTHERWISE, EXCEED THE TOTAL OF THE AMOUNTS PAID TO MERCER FOR THE MATERIALS AND ANY SERVICES SOLD HEREUNDER.
18. **ASSIGNMENT** Buyer shall not assign its rights and obligations under this Agreement to any third-party without express written consent of Mercer. Except as otherwise provided, this Agreement and any purchase governed hereby shall be binding upon and inure to the benefit of the parties' successors and lawful assigns. Any purported assignment or delegation in violation of this Section is null and void. No assignment or delegation relieves Buyer of any of its obligations under this Agreement.
19. **STATUS** Buyer and Mercer are separate entities. Nothing in the Agreement shall be construed as creating a partnership, employer-employee, or joint venture relationship.
20. **COMPLIANCE WITH LAW** Each party shall comply with all state, federal and local laws, and regulations applicable to its performance hereunder. The Purchase Price and/or delivery date, or both, shall be equitably adjusted by for additional costs or time resulting from any change in law, including but not limited to, increased taxes, tariffs or any other adverse governmental action enacted after the date of this Agreement.
21. **GOVERNING LAW** This Agreement shall be governed by the laws of the state where the Project for which materials are supplied to is located, without reference to conflicts of law principles. Any legal suit, action or proceeding arising out of or relating to this Agreement shall be commenced in a federal court in the project's State or in state court in the project's County superior court, and the appellate courts thereof. Each party hereto irrevocably submits to the exclusive jurisdiction and venue of any such court in any such suit, action or proceeding. With respect to any litigation arising out of this Agreement, the parties expressly waive any right they may have to a jury trial and agree that any such litigation shall be tried by a judge without a jury and the prevailing party shall be entitled to recover its expenses, including reasonable attorney's fees, from the other party.
22. **FORCE MAJEURE** Neither party shall be liable for any failure to perform or delay in performance of this Agreement to the extent that any such failure arises from acts of God, war, civil insurrection or disruption, riots, government act or regulation, strikes, lockouts, labor disruption, cyber or hostile network attacks, pandemics, inability to obtain raw or finished materials, inability to secure transport, or any cause beyond such party's commercially reasonable control.
23. **SURVIVAL** In the event any provision of the Order or this Agreement is held by a tribunal of competent jurisdiction to be contrary to the law, the remaining provisions of the Order or this Agreement will remain in full force and effect. All sections herein relating to payment, ownership, confidentiality, indemnification and duties of defense, representations and warranties, waiver, waiver of jury trial and provisions which by their terms extend beyond the Term shall survive the termination of the Order and this Agreement.
24. **ENTIRE AGREEMENT** This Agreement and the operative provisions of any quotation issued by Mercer and any purchase order issued by Buyer, sets forth the entire agreement and understanding among the parties as to the subject matter hereof, and merges and supersedes all prior discussions, agreements, and understandings of every and any nature among them. No proposal, purchase order, order confirmation, acceptance, or any other document provided by either Party to the other, nor any electronic click-wrap, terms of use or similar online consent or acceptance language accompanying or set forth as a prerequisite to any electronic interface or utility associated with any Work, shall be deemed to amend the terms hereof and any such contradictory or additional terms shall be ineffective. No party shall be bound by any condition, definition, warranty, or representations, other than as expressly set forth or provided for in the Order or this Agreement, or as may be, on or subsequent to the date hereof set forth in writing and signed by the party to be bound thereby. In the event of any ambiguity or conflict between any of the terms and conditions contained in this Agreement and any terms and conditions contained in an order, the terms and conditions of this Agreement shall control, unless the Parties have expressly provided in such Order that a specific provision in this Agreement is amended, in which case this Agreement shall be so amended, but only with respect to such Order. This Agreement may not be amended, supplemented, changed, or modified, except by agreement in writing signed by the parties to be bound thereby.



IN WITNESS WHEREOF, each Party has caused its duly authorized representative to execute this Agreement, on the date set forth below, to be effective as of the Effective Date.

**MERCER SPOKANE, LLC**

By: \_\_\_\_\_

Printed Name: Nick Milestone

Title: Vice President, Projects and Construction

Date:           , 2024

Northstar CSD

By: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_



# GENERAL STRUCTURAL NOTES

- ALL DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2022 EDITION OF THE CALIFORNIA BUILDING CODE (CBC), TITLE 24, PART 2 OF THE CALIFORNIA CODE OF REGULATIONS (CCR), INCLUDING LATEST SUPPLEMENTS AND ERRATA, AND ANY LOCAL CODE REQUIREMENTS. ALL NOTES AND NOTES SHOWN ON DRAWINGS ARE INTENDED TO BE TYPICAL AND APPLIED TO SIMILAR SITUATIONS ELSEWHERE, UNLESS OTHERWISE NOTED.
- CHECK ALL DIMENSIONS IN RELATION TO SITE CONDITIONS BEFORE STARTING WORK. THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES. ALL DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE ENGINEER AND SHALL BE RESOLVED BEFORE PROCEEDING WITH THE WORK. SEE ARCHITECTURAL DRAWINGS FOR DUCTS, PIPES AND CONDUITS AND ITEMS EMBEDDED IN CONCRETE. DURING CONSTRUCTION PHASE THE CONTRACTOR IS RESPONSIBLE FOR THE SAFETY OF BUILDING AND PERSONNEL. PROVIDE ADEQUATE SHORING, BRACING IN ACCORDANCE WITH ALL NATIONAL, STATE AND LOCAL SAFETY ORDINANCES.
- ALL EARTHWORK, INCLUDING, BUT NOT LIMITED TO EXCAVATION, FILL, AND GRADING, SHALL CONFORM TO THE GEOTECHNICAL INVESTIGATION REPORT NO. 1032014G PREPARED BY SCAN TECH ENGINEERING/INSPECTION SERVICES (DATED JANUARY 14, 2026), INCLUDING ALL SUPPLEMENTS AND ADDENDA. THE SOIL ENGINEER SHALL BE RETAINED TO PROVIDE OBSERVATION AND TESTING DURING GRADING AND FOUNDATION CONSTRUCTION. ALL INSPECTION AND TESTING REPORTS SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT FOR REVIEW.

ALLOWABLE BEARING PRESSURE IS 3,500 PSF, INCREASED TO 4,500 PSF FOR EMBEDMENTS 5'-0" OR DEEPER. A ONE-THIRD INCREASE IS PERMITTED FOR WIND/SEISMIC LOADS. EXTERIOR FOOTINGS SHALL BOTTOM AT LEAST 24" BELOW GRADE FOR FROST PROTECTION.

FORMWORK FOR CAST IN PLACE CONCRETE: SOUND, UNDAIMAGED LUMBER OR D.F. PLYWOOD. FORM RELEASE AGENT: COLORLESS & NON-STAINING TO CONCRETE OR INTENDED COATINGS, APPLY PRIOR TO PLACING REINFORCING STEEL. KEEP UNTREATED FORM SURFACES WET PRIOR TO PLACING CONCRETE.

ALL REINFORCING BARS SHALL BE NEW, DEFORMED, UNCOATED BARS CONFORMING TO ASTM A615, GRADE 60, INCLUDING SUPPLEMENT S1. WHERE REINFORCING IS INDICATED TO BE WELDED, BARS SHALL CONFORM TO ASTM A706, GRADE 60. ALL LAP SPLICES SHALL BE CLASS B TENSION SPLICES, 24 INCHES MINIMUM U.O.N., IN ACCORDANCE WITH AMERICAN CONCRETE INSTITUTE 318-19 AS ADOPTED BY THE CALIFORNIA BUILDING STANDARDS COMMISSION. STANDARD HOOKS, BENDS, FABRICATION, AND PLACEMENT SHALL CONFORM TO ACI 318-19 AND ACI 315. REINFORCING SHALL BE SECURELY TIED WITH 16 GAUGE ANNEALED TIE WIRE AND ADEQUATELY SUPPORTED PRIOR TO CONCRETE PLACEMENT. ALL REINFORCING STEEL SHALL BE INSPECTED AND APPROVED BY THE ENGINEER OF RECORD PRIOR TO PLACEMENT OF CONCRETE.

U.O.N. CONCRETE SHALL DEVELOP A 28-DAY MIN. ULTIMATE COMPRESSIVE STRENGTH OF 2,500 PSI FOR ALL CONCRETE; MIN. 5-SACKS OF CEMENT PER CUBIC YARD. SUBMIT CONCRETE MIX DESIGNS TO ENGINEER FOR APPROVAL. ALL CEMENT SHALL COMPLY WITH ASTM C-150, TYPE II CEMENT. CONCRETE COVERAGE (FACE OF BAR TO FACE OF CONCRETE) SHALL BE AS FOLLOWS:

CONCRETE SURFACE AGAINST EARTH ..... 3" MIN.  
CONCRETE WHEN POURED AGAINST FORMS ..... 2" MIN.  
ALL OTHERS ..... SEE DETAILS

ANCHOR BOLTS SHALL BE HOT-DIPPED ZINC-COATED STEEL AND SHALL HAVE A BOLT HEAD OR AN EQUAL DEFORMITY AT THE EMBEDDED END UNLESS NOTED OTHERWISE. A 3-INCH SQUARE x 0.229" PLATE WASHER SHALL BE USED IN ALL BEARINGS OF ANCHOR BOLT NUTS AGAINST WOOD. ANCHOR BOLTS SHALL BE RIGIDLY HELD IN PLACE DURING THE CONCRETE POUR. ANCHOR BOLTS SHALL BE ATTACHED TO OR HOOKED AROUND REINFORCING STEEL. REFER TO DETAILS.

**CARPENTRY AND TIMBER:**  
A. STRUCTURAL LUMBER GRADING SHALL BE WCLB STANDARD GRADING RULES FOR WEST COAST LUMBER #17. PLYWOOD SHALL CONFORM TO U.S. CURRENT PRODUCT STANDARD PS-1.  
B. EXCEPT WHERE NOTED OTHERWISE, BEAMS, HEADERS, POSTS AND TOP PLATES SHALL BE DOUGLAS FIR #1, RAFTERS, JOISTS, STUDS, SILLS AND BLOCKING SHALL BE D.F. #2 OR BETTER (#4S).  
C. WOOD SILLS RESTING ON CONCRETE SLAB OR FOUNDATIONS SHALL BE DOUGLAS FIR PRESSURE TREATED FOR GROUND CONTACT. FASTENERS IN TREATED WOOD SHALL BE APPROVED SILICON BRONZE, COPPER, STAINLESS STEEL OR HOT-DIPPED ZINC-COATED STEEL. THE COATING WEIGHTS FOR ZINC-COATED FASTENERS SHALL BE IN ACCORDANCE WITH ASTM A 153. ANCHOR BOLTS SHALL BE ATTACHED TO OR HOOKED AROUND REINFORCING STEEL.  
D. BOLTS IN WOOD SHALL CONFORM TO ASTM A-307. BOLT HOLES SHALL BE DRILLED 1/16" OVERSIZE OF BOLT. USE STANDARD WASHER ON ALL BEARING OF HEADS AND NUTS AGAINST WOOD. U.O.N. BOLTS, NUTS AND WASHERS SHALL BE HOT-DIPPED GALVANIZED OR STAINLESS STEEL, WHERE EXPOSED TO WEATHER. BOLTS WITH UPSET THREADS ARE NOT ALLOWED.  
E. BOLT TIGHTENING SHALL BE COMPLETED WHEN PLACED AND RETIGHTENED AT COMPLETION OF PROJECT, OR IMMEDIATELY BEFORE FINISHING OF CONSTRUCTION WHICH WILL MAKE THEM INACCESSIBLE.  
F. CUTTING/NOTCHING JOISTS AND BEAMS SHALL BE LIMITED TO CUTS AND BORED HOLES NOT DEEPER THAN ONE-SIXTH THE JOIST DEPTH FROM THE TOP AND SHALL NOT BE LOCATED IN THE MIDDLE 1/3 OF THE SPAN. DRILLING OF HOLES FOR PIPES SHALL HAVE A DIAMETER THAT DOES NOT EXCEED ONE-THIRD THE DEPTH OF THE MEMBER HOLES SHALL NOT BE LOCATED WITHIN 2-INCHES OF THE TOP AND BOTTOM OF JOISTS.  
G. WOOD FRAMING EMBEDDED IN OR ADJACENT TO CONCRETE OR MASONRY WALLS SHALL BE TREATED WITH AN APPROVED PRESERVATIVE. LUMBER EXPOSED TO WEATHER SHALL BE PRESSURE TREATED FOR ABOVE GROUND USE, ACCORDING TO AWPA C-2. SUBMIT TYPE OF PRESERVATIVE TO BE USED FOR APPROVAL. FIELD CUTS AND HOLES SHALL BE FIELD TREATED IN ACCORDANCE WITH CURRENT AWPA M-4.  
H. FRAMING HARDWARE SHALL BE AS MANUFACTURED BY SIMPSON COMPANY OR EQUIVALENT. NOTATIONS ON THE DRAWINGS REFER TO ITEMS SHOWN IN THEIR CURRENT CATALOG. ITEMS SHALL BE INSTALLED WITH THE FASTENERS SPECIFIED IN THE CATALOG. IF OTHER BRANDS ARE USED, THEY MUST BE EQUIVALENT IN ALL STRUCTURAL ASPECTS. A COPY OF THE MANUFACTURER'S CATALOG SHALL BE SUBMITTED AT THE JOB SITE. SUBMIT A COPY FOR APPROVAL.  
I. NAILING: ALL NAILS SHALL BE COMMON WIRE NAILS, U.O.N. OR SHOWN. WHERE THERE IS A DANGER OF SPLITTING, NAIL HOLES SHALL FIRST BE PREDRILLED. GALVANIZED NAILS SHALL BE USED FOR ALL DETAILS THAT ARE EXPOSED ON THE EXTERIOR OF THE FINISHED STRUCTURE. FOR NAILING SCHEDULE, SEE TABLE No. 2303-9.1 OF THE CBC.  
J. STUD WALLS: HORIZONTAL BRIDGING SHALL BE INSTALLED IN ALL WALLS AND PARTITIONS WHERE STUDS ARE GREATER THAN 10 FT. IN HEIGHT. STUD WALLS SUPPORTING BEAMS SHALL HAVE POST OR SOLID STUDDING UNDER BEAMS, U.O.N.  
K. DOUBLE TOP PLATES SHALL HAVE A MINIMUM LAP OF 4 FT. AT SPLICES AND BE NAILED WITH NO LESS THAN 10 - 16d NAILS, U.O.N. ALL CUTS IN PLATES SHALL OCCUR OVER BEARINGS.  
L. MANUFACTURED TIMBER PRODUCTS SHALL BE MANUFACTURED BY WEYERHAEUSER WOOD PRODUCTS OR EQUIVALENT. PSL AND LVL MEMBERS SHALL BE MIN. 2.0E OR GREATER U.O.N.  
M. GLUE LAMINATED TIMBER (GLULAM) COLUMNS SHALL BE MANUFACTURED BY MERCER MASS TIMBER OR APPROVED EQUAL PER ANSI A190-1-2017. SPECIES SHALL BE DOUGLAS-FIR (DF). STRESS COMBINATION 2 DF, GRADE L2. MEMBERS SHALL HAVE ARCHITECTURAL APPEARANCE GRADE AND BE SANDED TO 80 GRIT. FABRICATION FOR MEMBERS 10" WIDE AND UNDER SHALL BE SINGLE LAMINATION, WIDTHS EXCEEDING 10" SHALL UTILIZE STAGGERED MULTIPLE PIECE LAMINATION PER ANSI A190.1 SECTION 9.3. CHESTNUTS SHALL BE EXTERIOR TYPE, CONFORMING TO ASTM F44 AND MOISTURE STANDARDS. ALL MEMBERS SHALL BE FACTORY WRAPPED, STORED AT LEAST 6" OFF GROUND, AND PROTECTED FROM WEATHER.

ENGINEER OF RECORD SHALL PROVIDE STRUCTURAL OBSERVATION AND PERIODIC REPORTS FOR: FRAMING AND STRUCTURAL FRAMING HARDWARE, AND ALL STRUCTURAL SHEATHING INSTALLATION AND NAILING.

NON-SHRINK, NON-FERROUS HIGH STRENGTH GROUT, IF USED, SHALL CONFORM TO ASTM C1107. USE BURKE #7010 OR EQUIVALENT.

STRUCTURAL STEEL FABRICATION AND ERECTION SHALL BE IN ACCORDANCE WITH AISC "SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS", UNLESS OTHERWISE SPECIFIED.

PLATES AND STEEL ANGLES SHALL BE ASTM A572 GRADE 50.  
HSS (TUBE) SECTIONS SHALL BE ASTM A-500, GRADE C w/ Fy = 50 KSI.  
ALL BOLT HOLES SHALL BE PUNCHED OR DRILLED, BURNING OF HOLES IS NOT PERMITTED.  
ANCHOR BOLTS SHALL BE ASTM F-1554 GR. 36.  
WELDING SHALL BE DONE BY ELECTRIC ARC PROCESS. WELDERS SHALL BE AWS CERTIFIED OPERATORS. WELDING SHALL CONFORM WITH AWS D1.1 "STRUCTURAL WELDING CODE".  
ELECTRODES SHALL BE E-70 SERIES, AND SHALL CONFORM WITH AISC SPECIFICATIONS.

EPOXY ANCHORS, IF USED, SHALL BE "SIMPSON SET-XP" OR OTHER OF EQUAL OR GREATER SHEAR AND TENSION CAPACITY, AND INSTALLED IN ACCORDANCE WITH THE MNFR.'S RECOMMENDATIONS. SPECIAL INSPECTION IS REQUIRED FOR EPOXY ANCHORS FOR HOLD-DOWNS. RECOMMEND WAIVER OF SPECIAL INSPECTION FOR EPOXY ANCHORS JOINING NEW TO EXISTING FOUNDATIONS OR IN SHEAR ONLY.  
SPECIAL INSPECTION IS NOT REQUIRED FOR SHEAR ANCHORS SET IN HIGH STRENGTH GROUT.

CROSS-LAMINATED TIMBER (CLT) SHALL BE MANUFACTURED AND IDENTIFIED IN ACCORDANCE WITH ANSI/APA PRG 320 OR EQUIVALENT UPON REVIEW AND APPROVAL OF EOR.

ALL WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS PER AWS "STANDARD QUALIFICATION PROCEDURE" TO PERFORM THE TYPE OF WORK REQUIRED. ALL WELDING SHALL BE IN ACCORDANCE WITH AWS WELDING CODE. ARC WELDING ELECTRODES SHALL BE E70 SERIES. WELDING SHALL BE DONE IN APPROVED FABRICATOR'S SHOP IN ACCORDANCE WITH IBC SECTION 1703.2 SHOPS NOT APPROVED WILL BE CHARGED FOR ALL SHOP WELDING INSPECTION REQUIRED BY THE INTERNATIONAL BUILDING CODE.

ASTM A307 ANCHOR BOLTS SHALL BE ASTM F1554 GR. 36 HIGH STRENGTH (H.S.) ANCHOR BOLTS SHALL BE GR. 105. USE NUTS MEETING STRENGTH REQUIREMENTS OF BOLTS & ANCHOR BOLTS. HOLES IN STEEL SHALL BE STANDARD DIAMETER PER AISC TABLE 14-2. PROVIDE MINIMUM WASHER FOR OVERSIZED HOLES AS REQUIRED BY TABLE 14-2 U.O.N.

HIGH STRENGTH BOLTS SHALL BE ASTM F3125 GRADE A490 OR F2280, TYPE 1, UNLESS NOTED OTHERWISE ON THE DRAWINGS. ALL TYPES ARE SLIP CRITICAL (SC) TYPE A SHALL BE INSTALLED PER THE RESEARCH COUNCIL ON STRUCTURAL CONNECTIONS (RCSC) "SPECIFICATIONS FOR STRUCTURAL JOINTS USING HIGH-STRENGTH BOLTS", SECTION 8.2. HOLES IN STEEL SHALL BE STANDARD DIAMETER PER AISC TABLE J2.2 U.O.N. USE OF F3125 SUPPLEMENTARY REQUIREMENTS S1 AND S2 ARE NOT PERMITTED. ALL BOLTS SHALL FOLLOW STANDARD DIMENSIONS. WASHERS SHALL BE PROVIDED UNDER NUT FOR ALL BOLTED CONNECTIONS.

THREADED RODS SHALL BE ASTM A36 MATERIAL MEETING THE MECHANICAL REQUIREMENTS OF ASTM A307. ASTM F1554, GR 105, WHERE H.S. THREADED RODS SPECIFIED ON DRAWINGS.

**OPEN-WEB STEEL JOIST**  
A. STEEL JOISTS SHALL BE LH-SERIES OPEN-WEB STEEL JOISTS, DESIGNED AND MANUFACTURED IN ACCORDANCE WITH "STANDARD SPECIFICATIONS FOR OPEN-WEB STEEL JOISTS, LH-SERIES".  
B. STEEL JOIST SHALL RECEIVE SHOP PRIME COATING.  
C. DESIGN AND CONSTRUCTION OF STEEL JOISTS SHALL BE IN ACCORDANCE WITH APPLICABLE REQUIREMENTS OF THE GOVERNING BUILDING CODE. COMPLETE DESIGN CALCULATIONS SHOWING AL. STRESSES AND DEFLECTIONS FOR DEAD AND LIVE LOADS SHALL BE FURNISHED ALONG WITH SHOP DRAWINGS. CALCULATIONS AND SHOP DRAWINGS SHALL BE SIGNED BY A CIVIL ENGINEER REGISTERED TO PRACTICE IN THE JURISDICTION.  
D. SEE LOADING DIAGRAMS IN S2.5 FOR O.W.J. LOADING AND DEFLECTION REQUIREMENTS. CAMBER MAY NOT EXCEED STEEL JOIST INSTITUTE (SJI) STANDARD CAMBER AT TOTAL LOAD.  
E. ALL JOIST SEAT DEPTHS SHALL BE 7".  
F. STEEL JOIST MANUFACTURER SHALL OBTAIN ALL NECESSARY APPROVALS FROM THE PUBLIC AGENCIES INVOLVED IN GOVERNING CONSTRUCTION.  
G. UPON COMPLETION OF O.W.J. FABRICATION, A CERTIFICATE OF COMPLIANCE SHALL BE SUBMITTED TO THE ENGINEER OF RECORD AND BUILDING OFFICIAL.

UNISTRUT CHANNELS AND FITTINGS SHALL BE MANUFACTURED BY UNISTRUT CORPORATION OR APPROVED EQUAL. CHANNELS SHALL BE MINIMUM 12 GAUGE STEEL. INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

SCREW ANCHORS SHALL BE "TITEN HD" SCREW ANCHORS AS MANUFACTURED BY SIMPSON STRONG-TIE. INSTALL IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS AND ICC-ES ESR-2713.

EXPANSION ANCHORS SHALL BE "STRONG-BOLT Z" WEDGE ANCHORS AS MANUFACTURED BY SIMPSON STRONG-TIE. INSTALLATION AND HOLE PREPARATION SHALL COMPLY WITH MANUFACTURER'S WRITTEN INSTRUCTIONS AND ICC-ES ESR-3037.

# CONCRETE REQ'S. AT RET. WALLS & ASH GARAGE

USE	WT.	W/C <sub>max</sub>	SUMP	MAXIMUM AGGREGATE"	f <sub>c</sub>
ALL CONCRETE RETAINING WALLS, PLASTER, CONTINUOUS & SPREAD FOOTINGS, PEDESTALS, AND SLAB AT ASH GARAGE:	145 pcf	0.45	3'-12"x4"	1"	4,000 psi

\*A MINIMUM OF 20% AND A MAXIMUM OF 50% OF BLAST SLAG IS REQUIRED IN THE MIX DESIGN.  
\*\*AGGREGATES SHALL BE NON-ALKALI-SILICA REACTIVE

**SPECIAL INSPECTION REQUIRED: PERFORM CYLINDER BREAK TESTS AT:**

7 DAYS
14 DAYS
28 DAYS

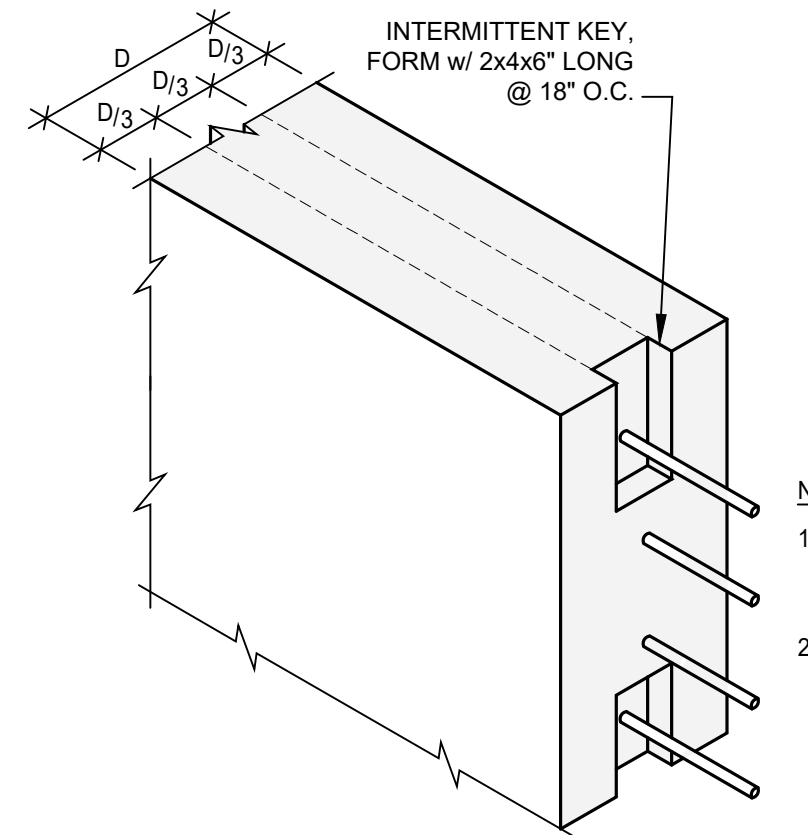
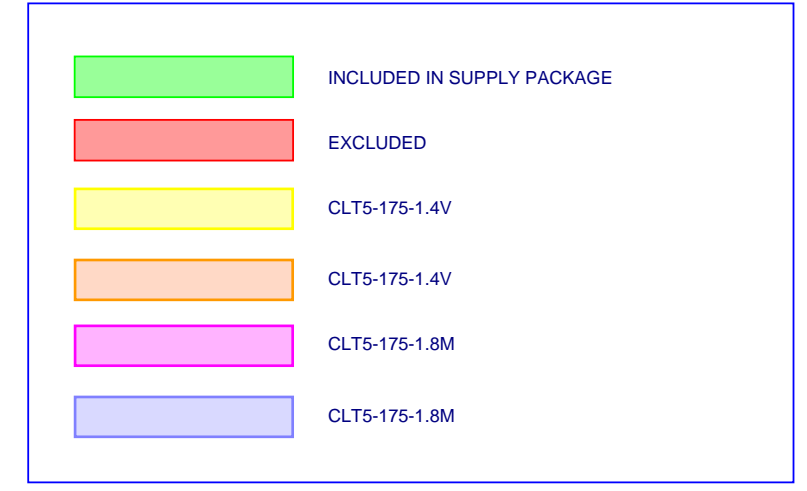
2022 CBC SEISMIC DESIGN PARAMETERS (ASCE Table 11.1)  
Importance Factor = 1.0 (ASCE Table 11.5-1)  
Latitude = 38.3 Longitude = 120.1 degrees  
Site Class C, Occupancy Category II, I = 1.0  
Seismic Ground Motion Values (USGS):  
S<sub>1</sub> = 1.555 g S<sub>0.1</sub> = 0.453 g  
F<sub>a</sub> = 1.00 F<sub>v</sub> = N/A  
S<sub>0.6</sub> = 1.084 g S<sub>0.3</sub> = 0.453 g

Seismic Design Category: D  
Equivalent Lateral Force Procedure  
SEISMIC LOAD EFFECTS: p = 1.3 (ASCE Section 12.3.4.2)  
Seismic Load Effects:  
R = 2.0 (Cross Laminated Timber)  
E<sub>h</sub> = p x Q<sub>e</sub> = 1.3 x (V = 0.581 g x W) = 0.705 x W  
Seismic Load Combinations for ASD:  
These formulas used for seismic design of shear walls.  
LC5: (1.0 + 0.14 x S<sub>0.6</sub>)D + H + F + 0.7 r QE  
LC6: (0.6 - 0.14 x S<sub>0.6</sub>)D + 0.7 r QE + H  
V<sub>adj</sub> = 0.7 E<sub>h</sub> = 0.493 x W

2022 CBC GRAVITY FLOOR & ROOF LIVE LOADS (Table 1607.1)

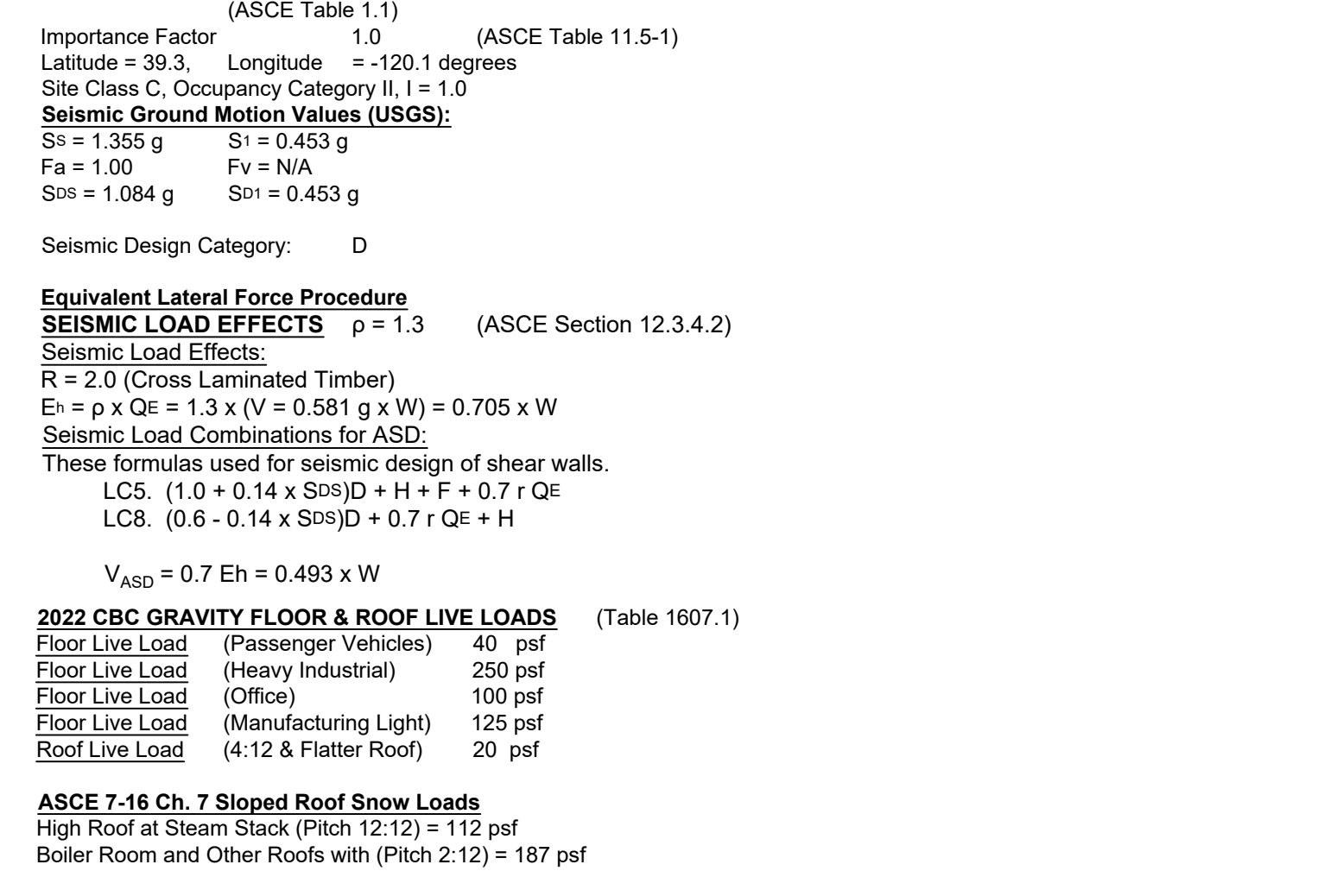
Floor Live Load (Passenger Vehicles)	40 psf
Floor Live Load (Heavy Industrial)	250 psf
Floor Live Load (Office)	100 psf
Floor Live Load (Manufacturing Light)	125 psf
Roof Live Load (4:12 & Flatter Roof)	20 psf

ASCE 7-16 Ch. 7 Sloped Roof Snow Loads  
High Roof at Steam Stack (Pitch 12:12) = 112 psf  
Boiler Room and Other Roofs with (Pitch 2:12) = 187 psf



- NOTES:
- SEE REBAR LAP SPLICES AND INDIVIDUAL DETAILS FOR INFO. NOT NOTED.
  - SEE SPECIFICATIONS FOR JOINT ROUGHENING REQUIREMENTS.

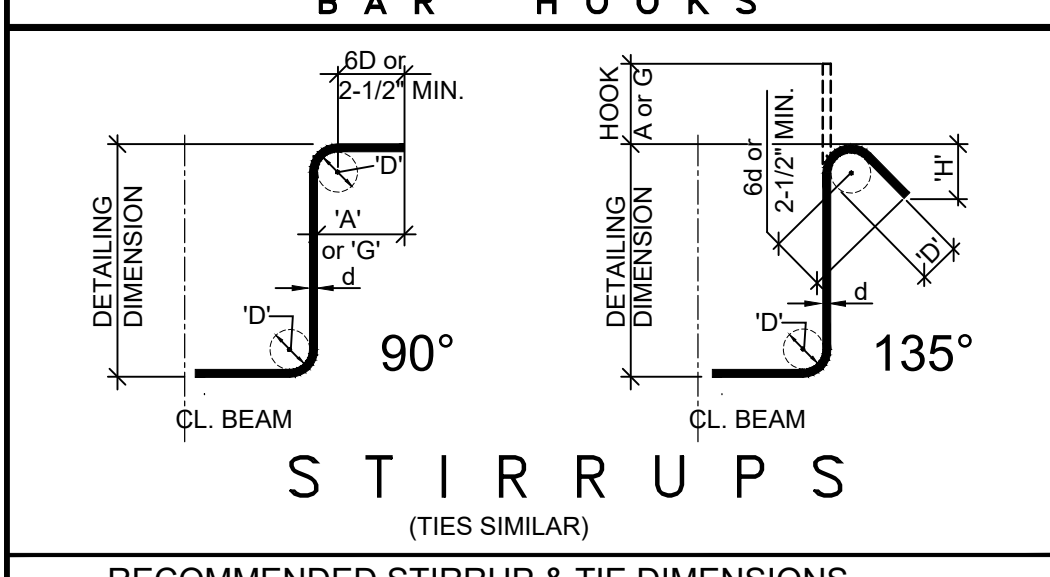
**8 S1.1 VERT. CONST. JOINT: CONC. FTG./STEM**  
SCALE: NONE



**7 S1.1 TYPICAL UTILITY PENETRATION THROUGH SIDE OF CONTINUOUS FOOTING**  
SCALE: 1" = 1'-0"

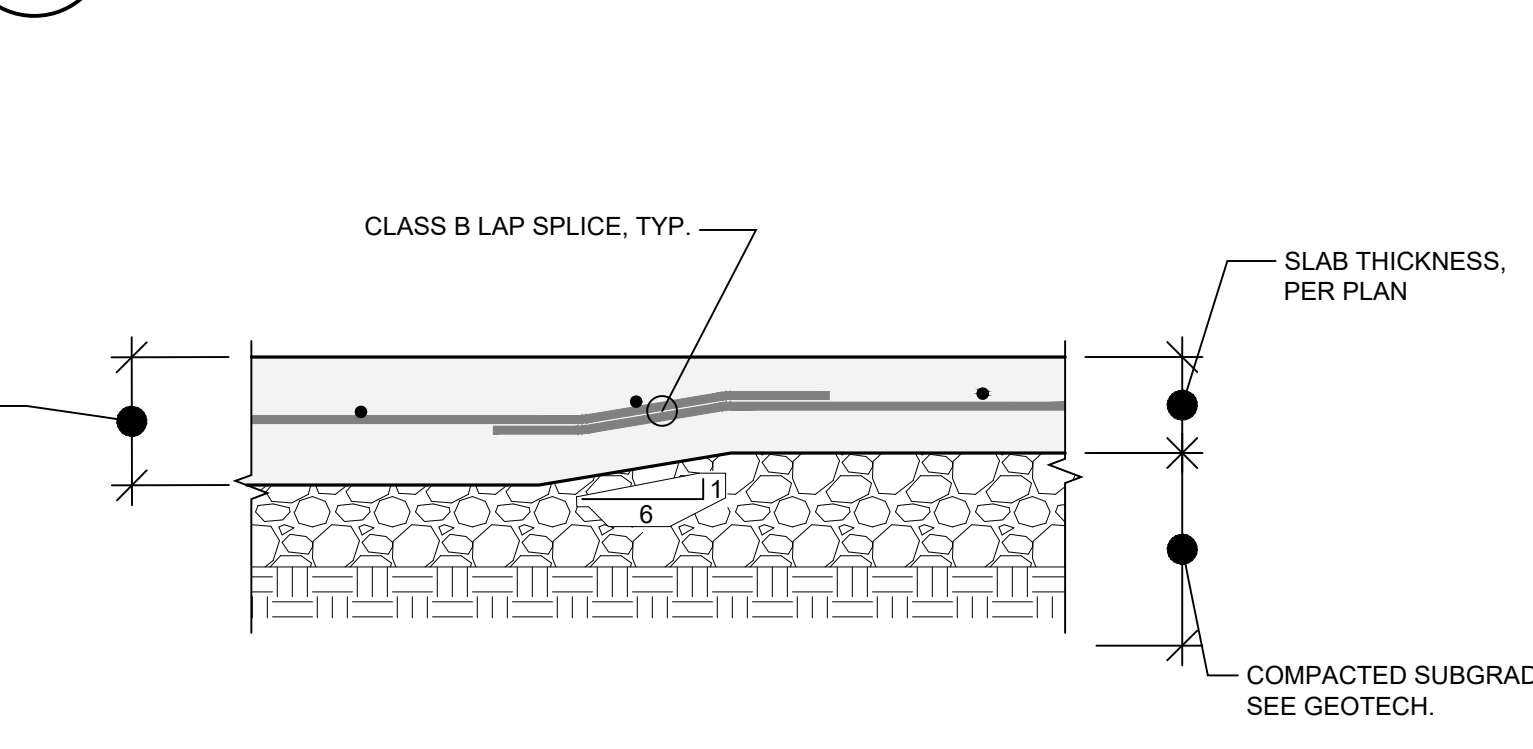
## ACI STANDARD HOOKS

BAR SIZE	180° HOOKS		90° HOOKS	
	'A' or 'G'	'J'	'A' or 'G'	'J'
#3	5	3	5	2-1/2
#4	6	4	6	3-1/2
#5	7	5	7	4-1/2
#6	8	6	8	5-1/4
#7	10	7	9	6-1/4
#8	11	8	10	7
#9	1-3	11-1/4	1-0	8
#10	1-5	1-0-3/4	1-1	9
#11	1-7	1-0-3/4	1-1	9



## STIRRUP & TIE HOOKS

**6 S1.1 WALL FOOTING STEP DETAIL**  
SCALE: 1" = 1'-0"

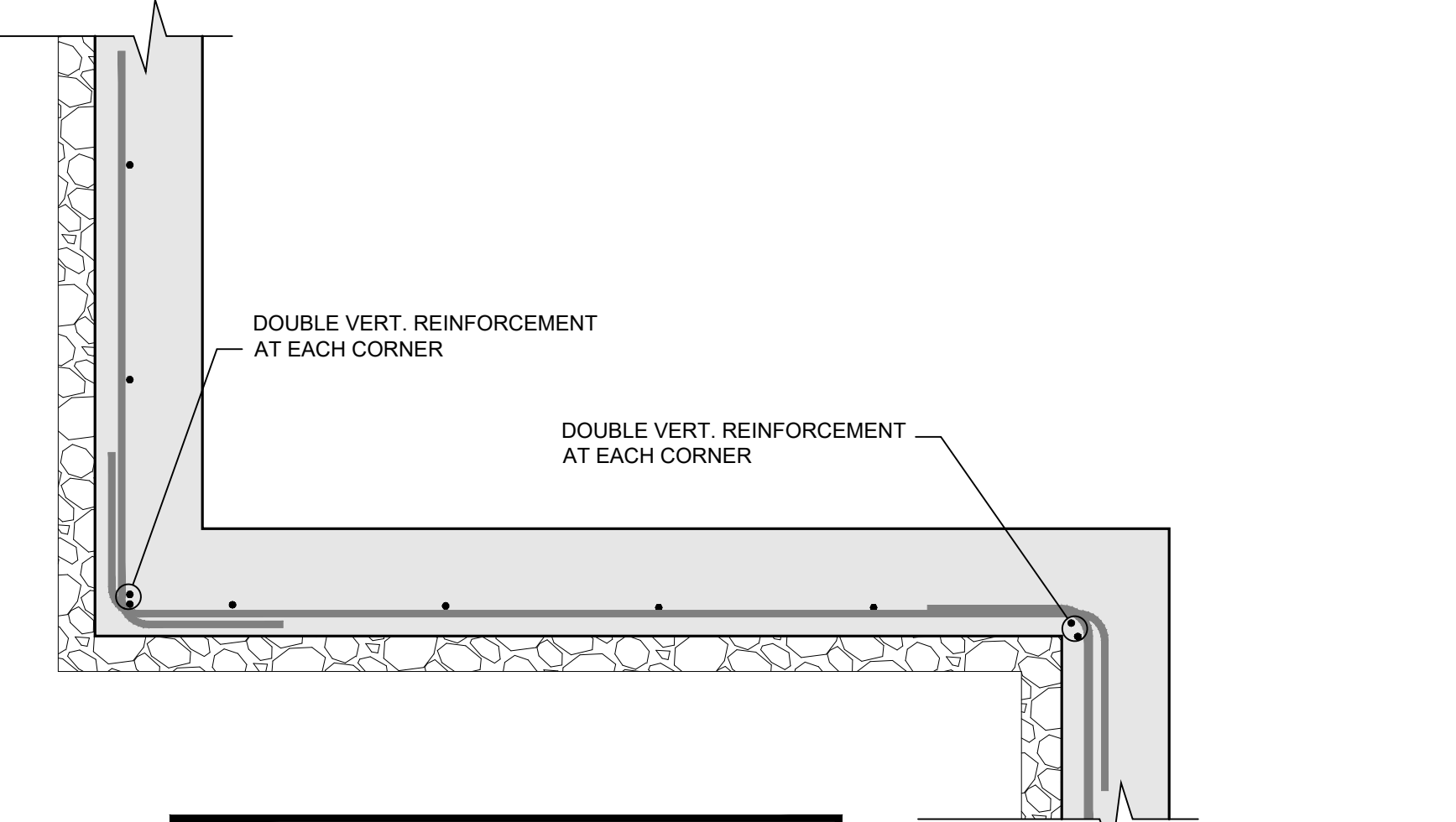


**5 S1.1 DEEPENED SLAB TRANSITION**  
SCALE: 1" = 1'-0"

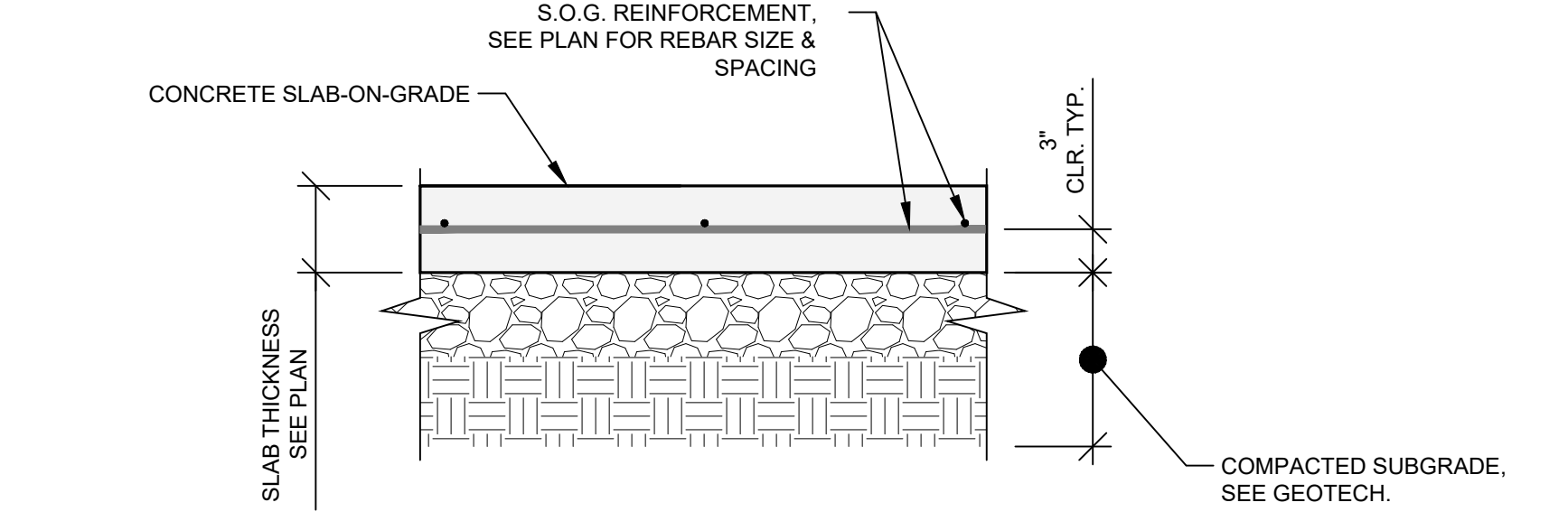
# STRUCTURAL TESTS & INSPECTIONS SCHEDULE

THE FOLLOWING ITEMS SHALL BE INSPECTED. "SPECIAL INSPECTION" SHALL CONFORM TO 2019 CBC. SPECIAL INSPECTION AGENCIES AND/OR INDIVIDUALS SHALL BE APPROVED BY THE BUILDING DEPARTMENT PRIOR TO ANY WORK. FOR MATERIAL TESTING REQUIREMENTS, SEE SPECIFICATIONS AND/OR GENERAL NOTES. TESTING AGENCY SHALL SEND COPIES OF ALL STRUCTURAL TESTING AND INSPECTION REPORTS DIRECTLY TO THE ENGINEER.

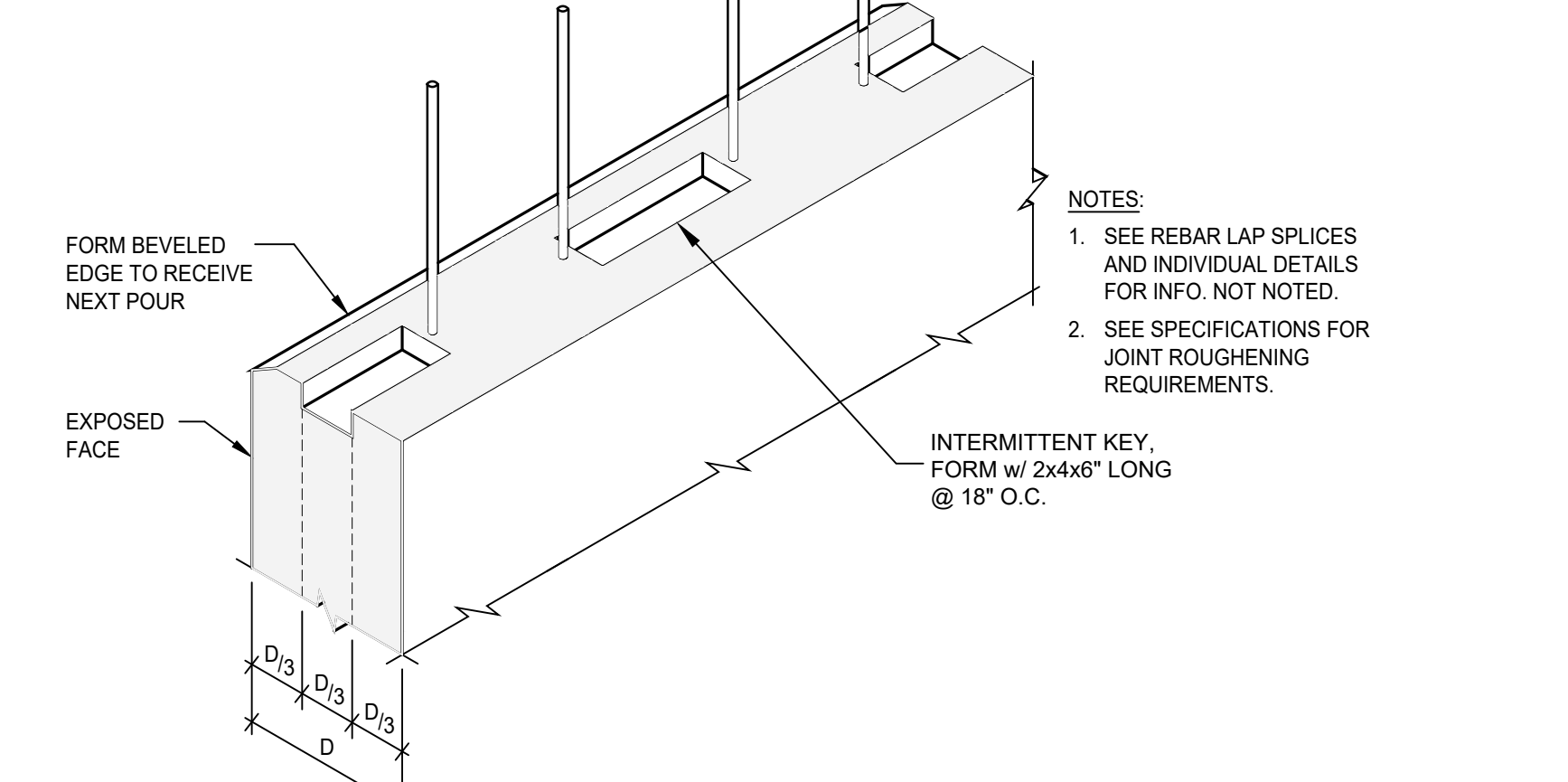
ITEM	REQUIRED	REMARKS
SOIL TESTS (ONLY IF STRUCTURAL FILL IS PLACED)	X	APPROVAL BY G.E. REQUIRED
GRADING AND EXCAVATIONS	X	APPROVAL BY G.E. REQUIRED
REINFORCEMENT PLACEMENT	X	E.O.R. TO INSPECT FINAL PLACEMENT
ANCHOR BOLTS, INSERTS	X	E.O.R. TO INSPECT FINAL PLACEMENT
CONCRETE PLACEMENT - CAST IN PLACE		CONTINUOUS
CONCRETE BATCH PLANT INSPECTION		CONCRETE MIX DESIGN
PLACEMENT & REINFORCEMENT OF CMU *** IF USED ***	X	E.O.R. TO INSPECT PRIOR TO GROUTING
EPOXY ANCHORS *** IF USED ***	X	TENSION ANCHORS: INSPECTION REQUIRED
NON-SHRINK, HIGH-STRENGTH GROUT ANCHORS		[SPECIAL INSPECTION NOT REQUIRED]
STRUCTURAL STEEL SHOP WELDING, PERIODIC	n/a	NOT REQ'D. FOR SINGLE-PASS FILLET WELDS



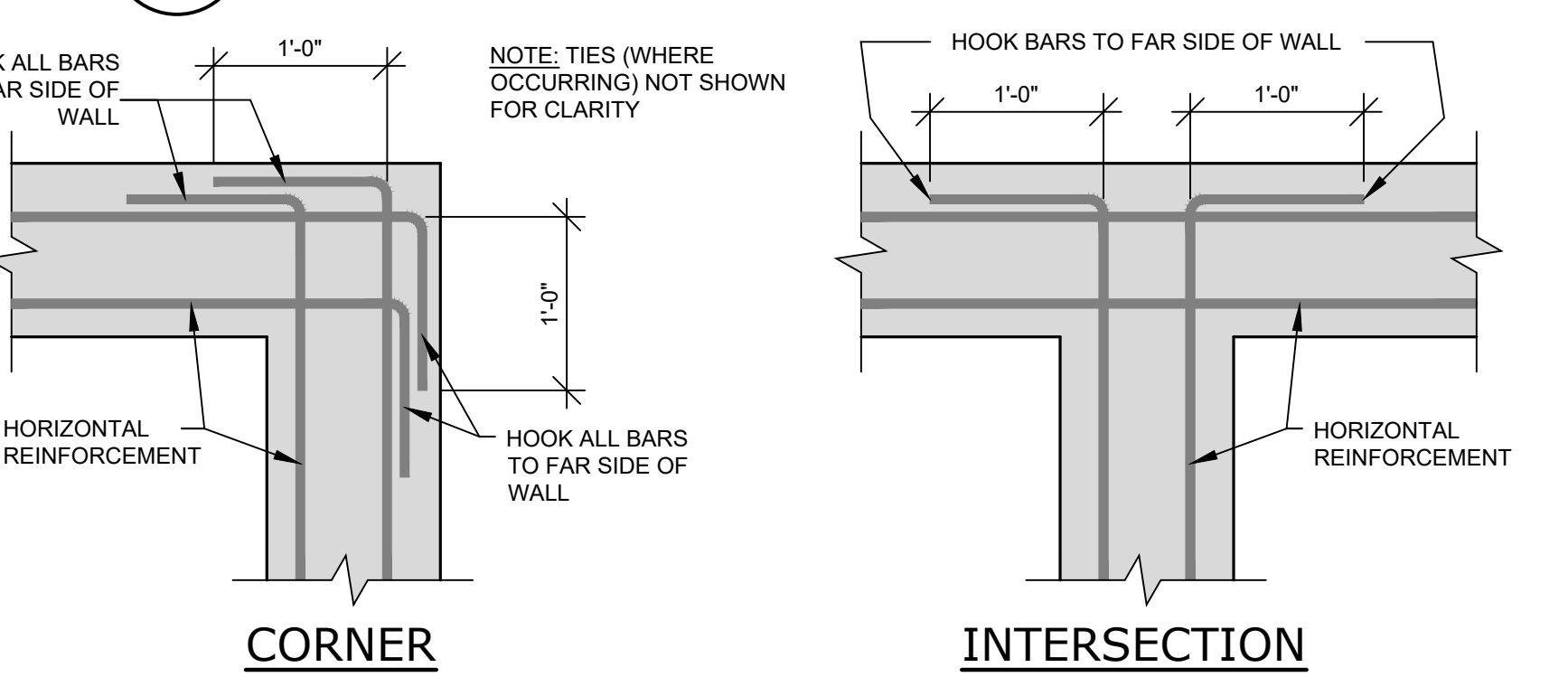
**4 S1.1 TYPICAL WALL RETURN - PLAN**  
SCALE: 1" = 1'-0"



**3 S1.1 TYPICAL SLAB-ON-GRADE**  
SCALE: 1" = 1'-0"



**2 S1.1 HORIZ. CONST. JOINT: CONC. FTG. TO WALL**  
SCALE: NONE



**1 S1.1 FOOTING INTERSECTIONS**  
SCALE: NONE

Revision	Date

KE Project Number	21-074
DRAWN BY	JAL/JMW/JC/MRK
DATE	03/05/2026
PRINT DATE:	03/05/2026

Project / Owner  
**NCSD Wood Energy Facility Project**  
900 Northstar Drive  
Truckee, CA 96161  
APN: 110-081-032

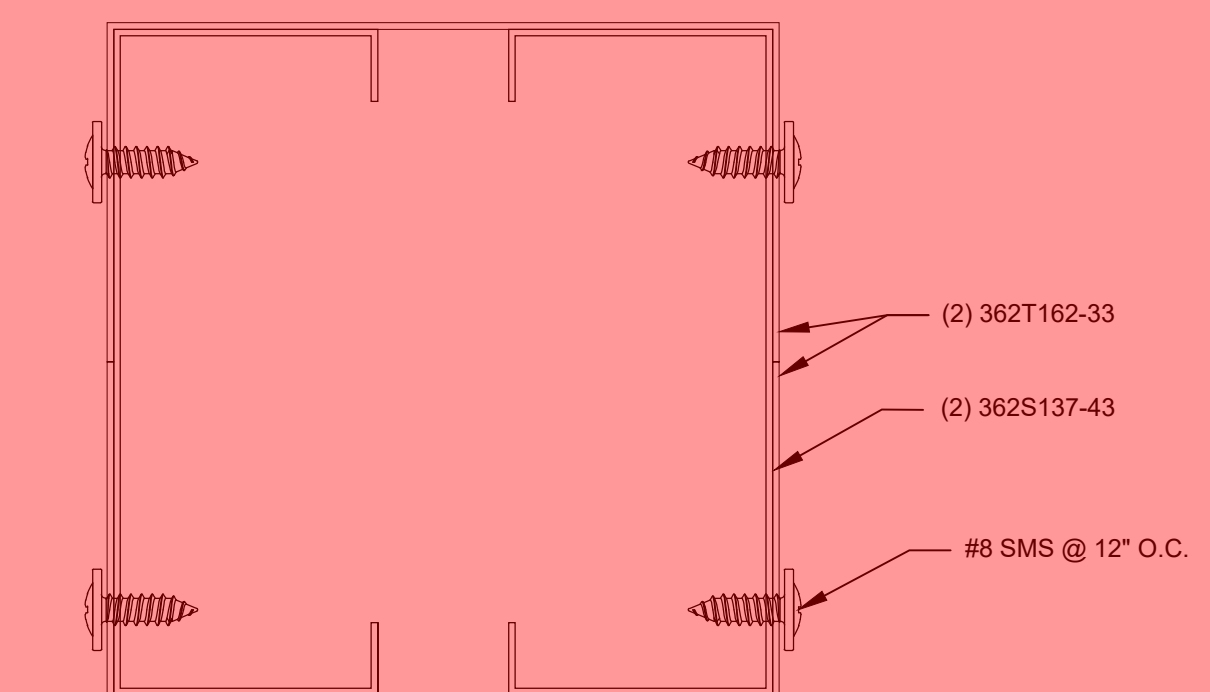
Professional Engineer  
Matthew R. Kyles  
C 7332  
Exp. 12-31-27  
3/5/2026  
Not Valid Without Wet Signature  
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**KYLER ENGINEERING**  
P.O. BOX 1862  
Monterey, CA 93942  
Tel 415-364-2554  
matthew@kylerengineering.com

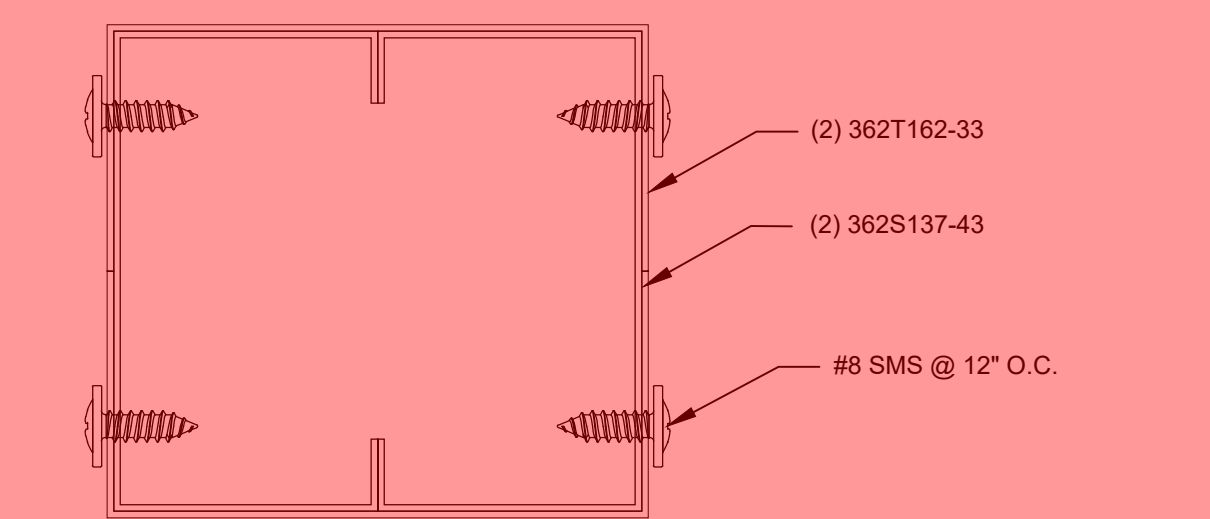
Sheet Title  
**General Notes and Typical Details**

Sheet Number  
**S1.1**

FOR PERMIT

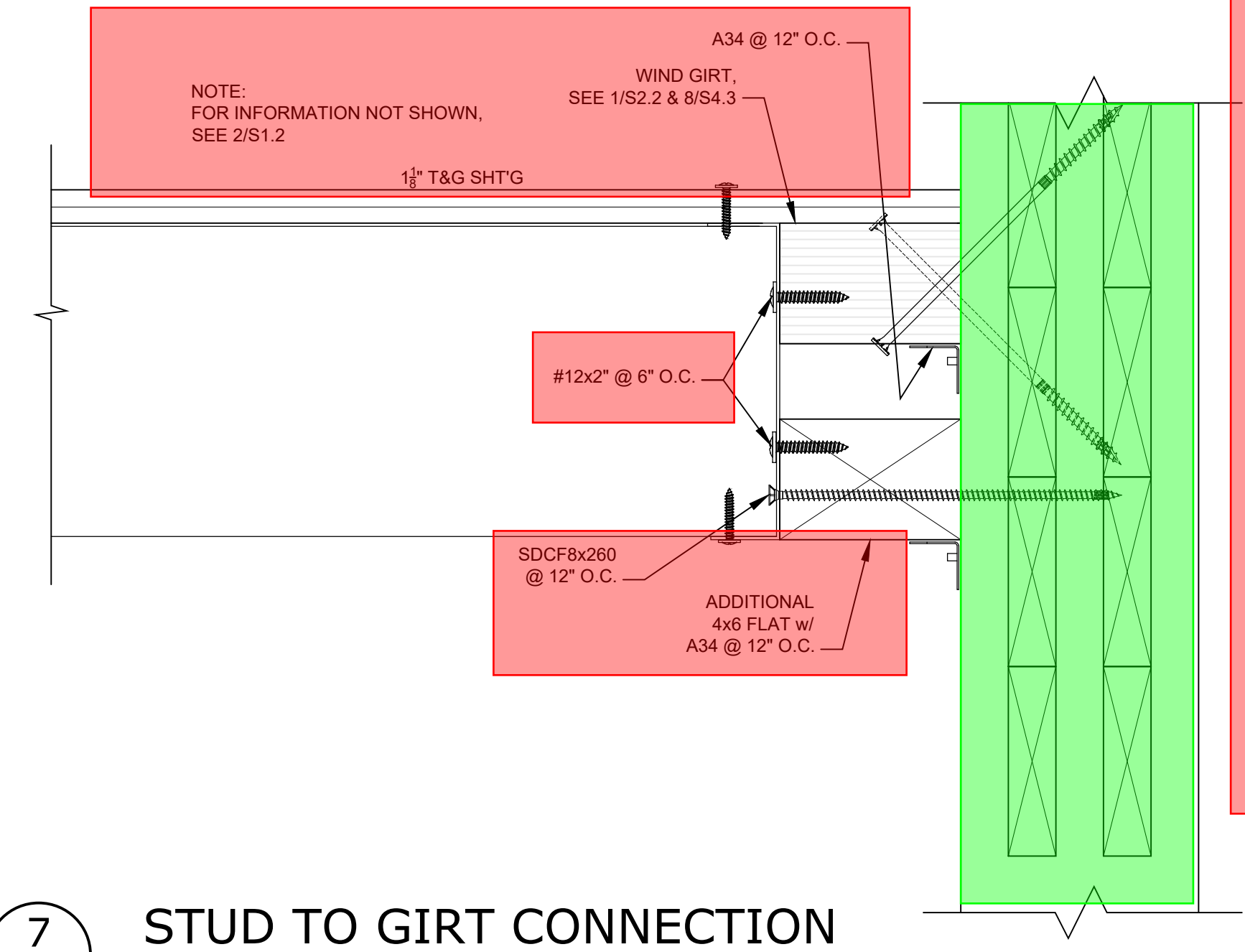


8b) EXTERIOR BRACE BOX STUD

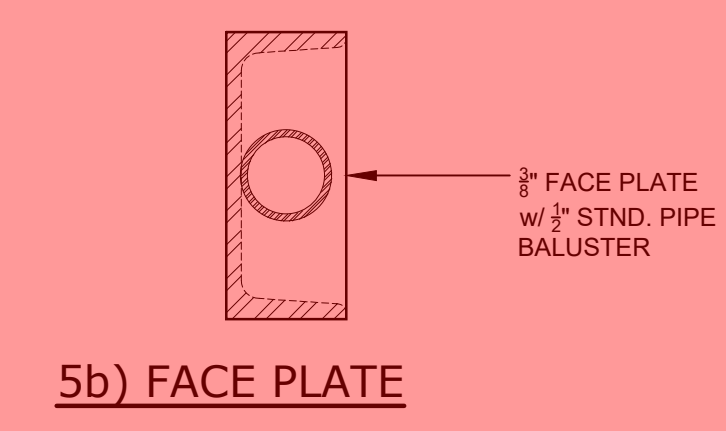


8a) INTERIOR BRACE BOX STUD

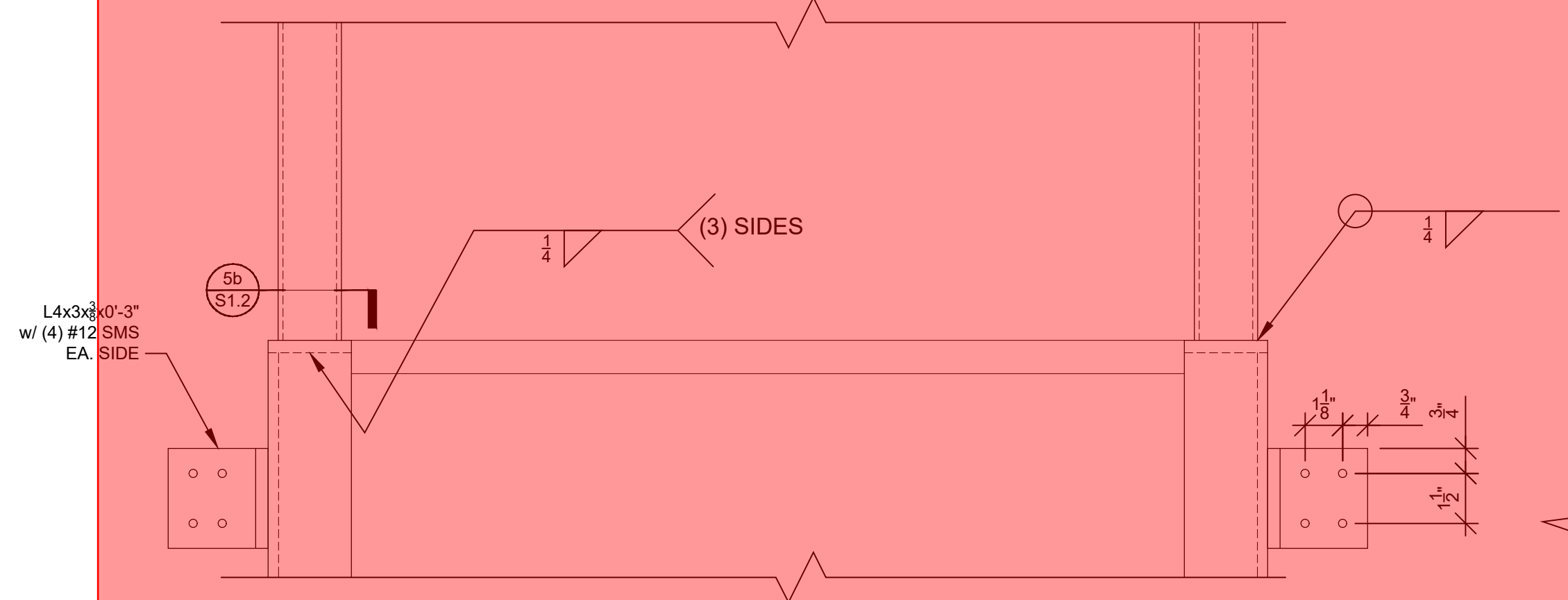
8 TYPICAL BOX STUD CONNECTION  
S1.2 NOT TO SCALE



7 STUD TO GIRT CONNECTION  
S1.2 SCALE: 3\"/>

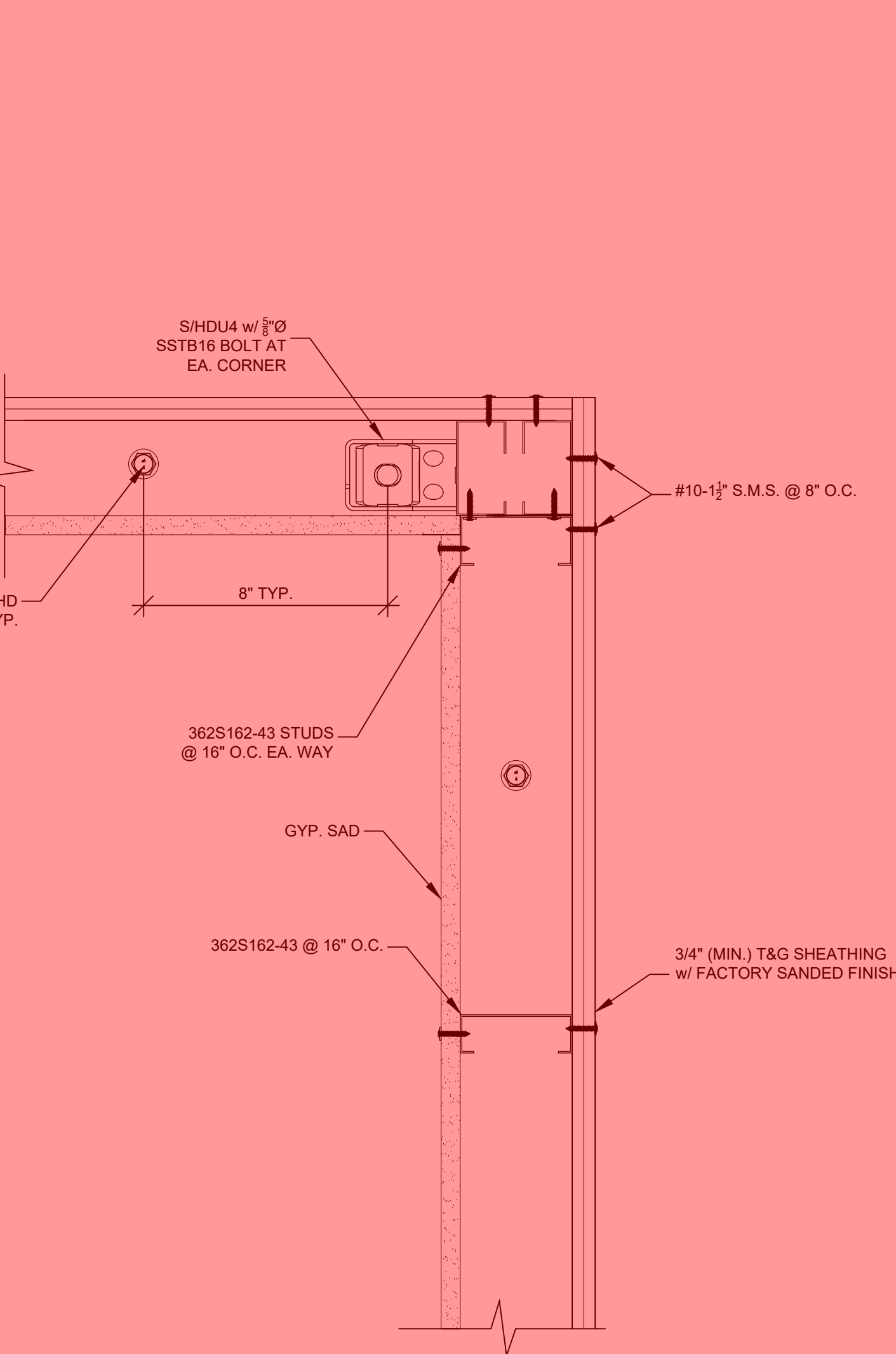


5b) FACE PLATE

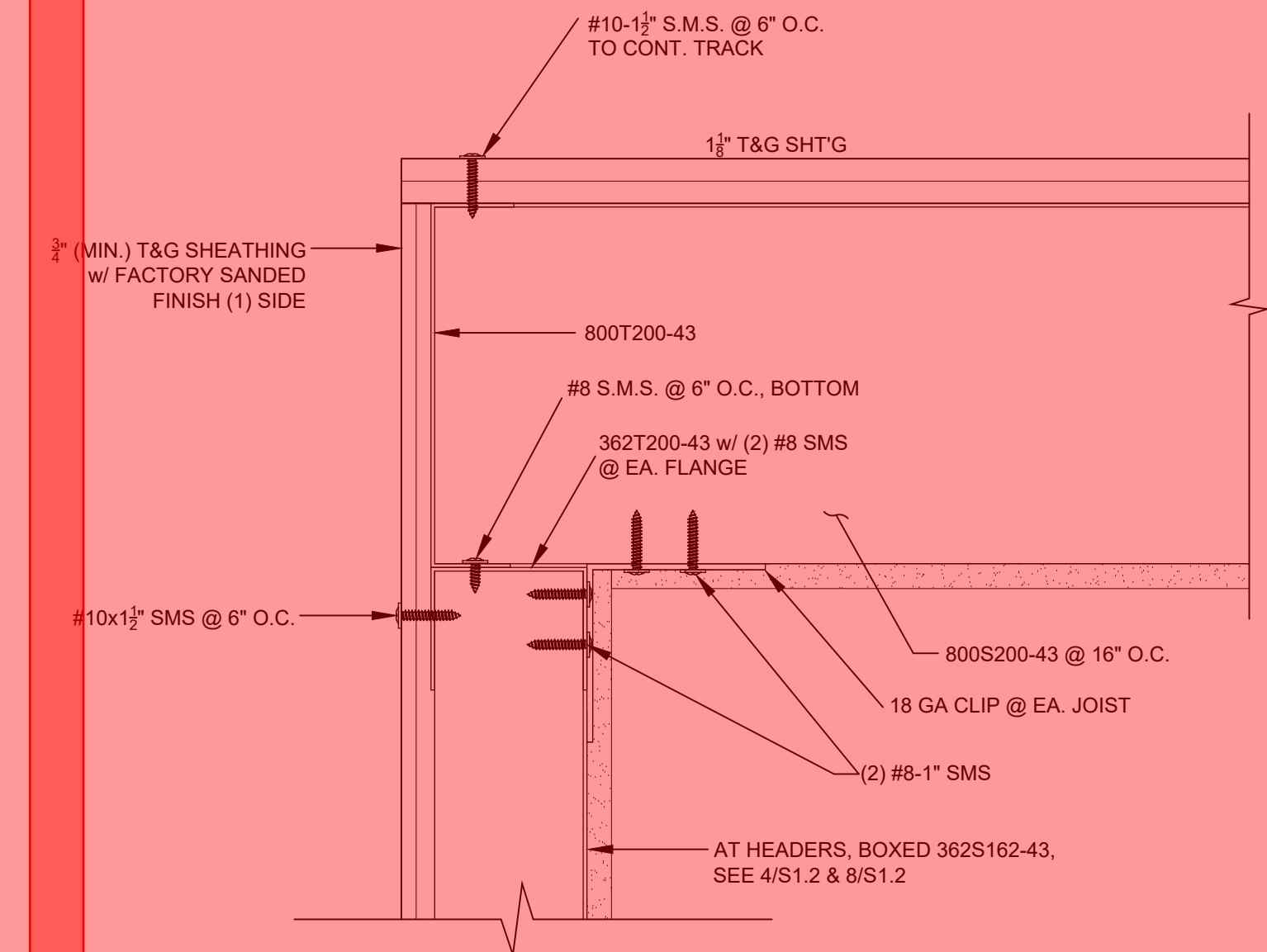


5a) LADDER TO RIM CONNECTION

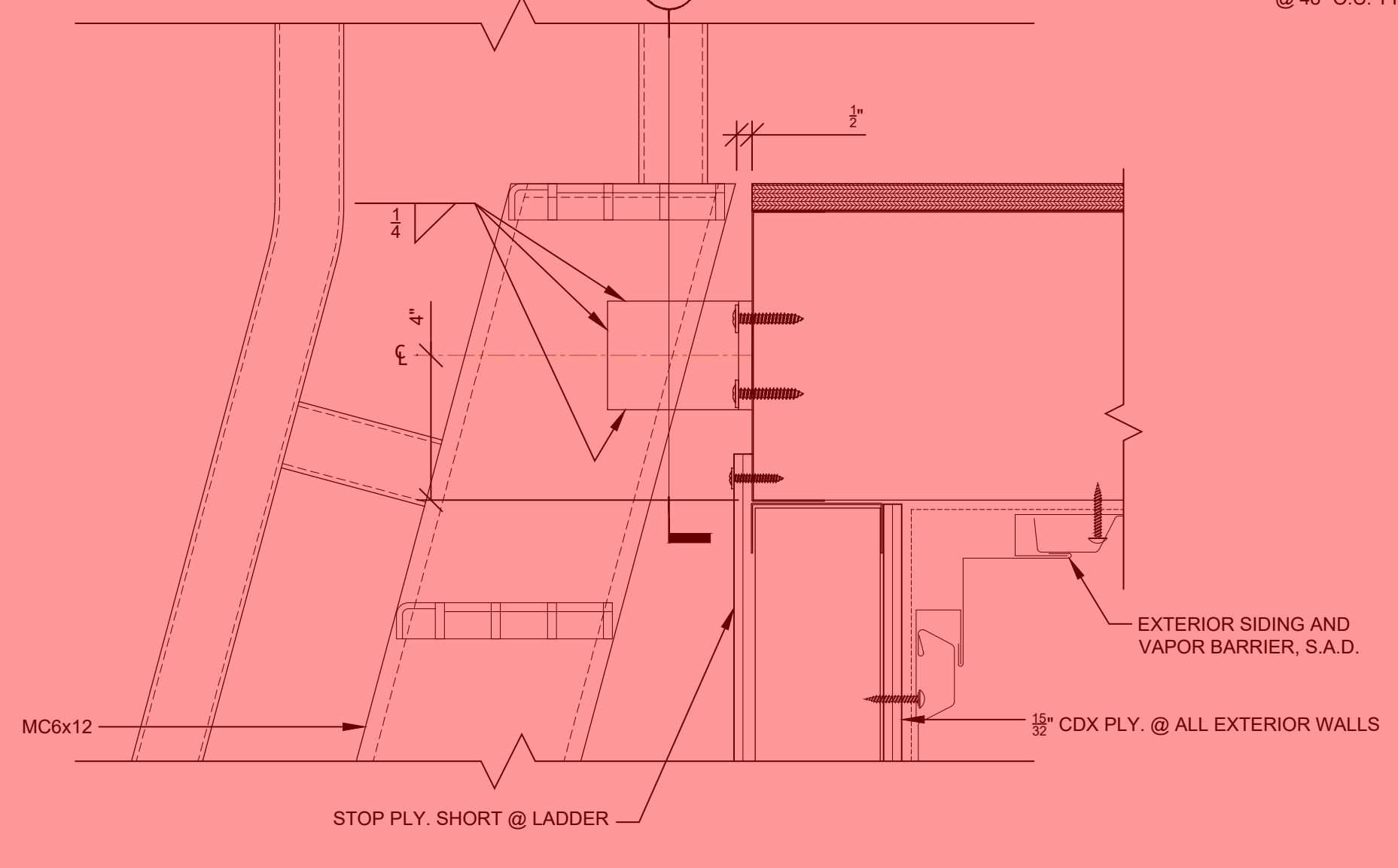
5 LADDER TO MEZZANINE DETAIL  
S1.2 SCALE: 3\"/>



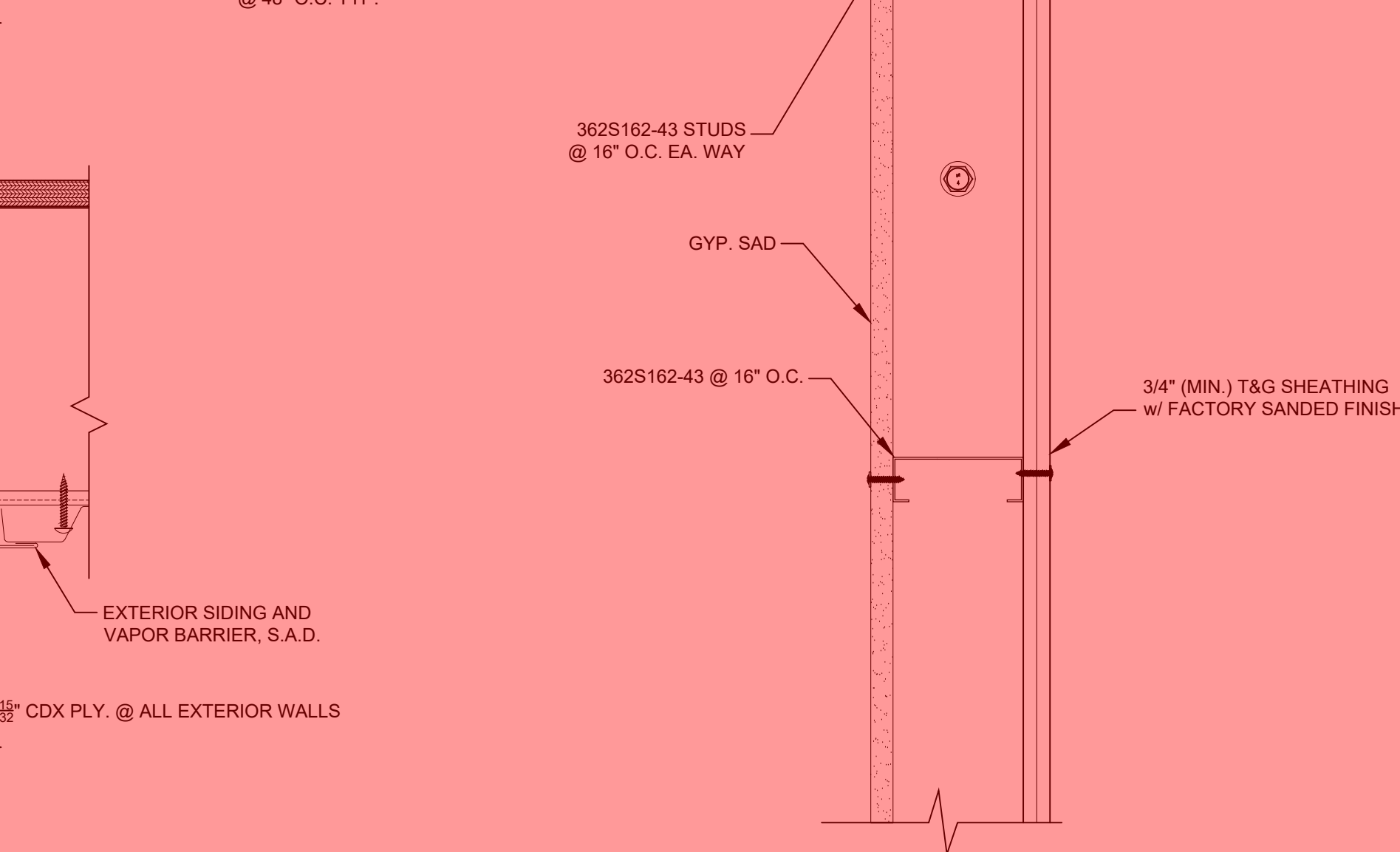
3 WALL INTERSECTION - PLAN  
S1.2 SCALE: 3\"/>



2 JOIST TO WALL CONNECTION  
S1.2 NOT TO SCALE

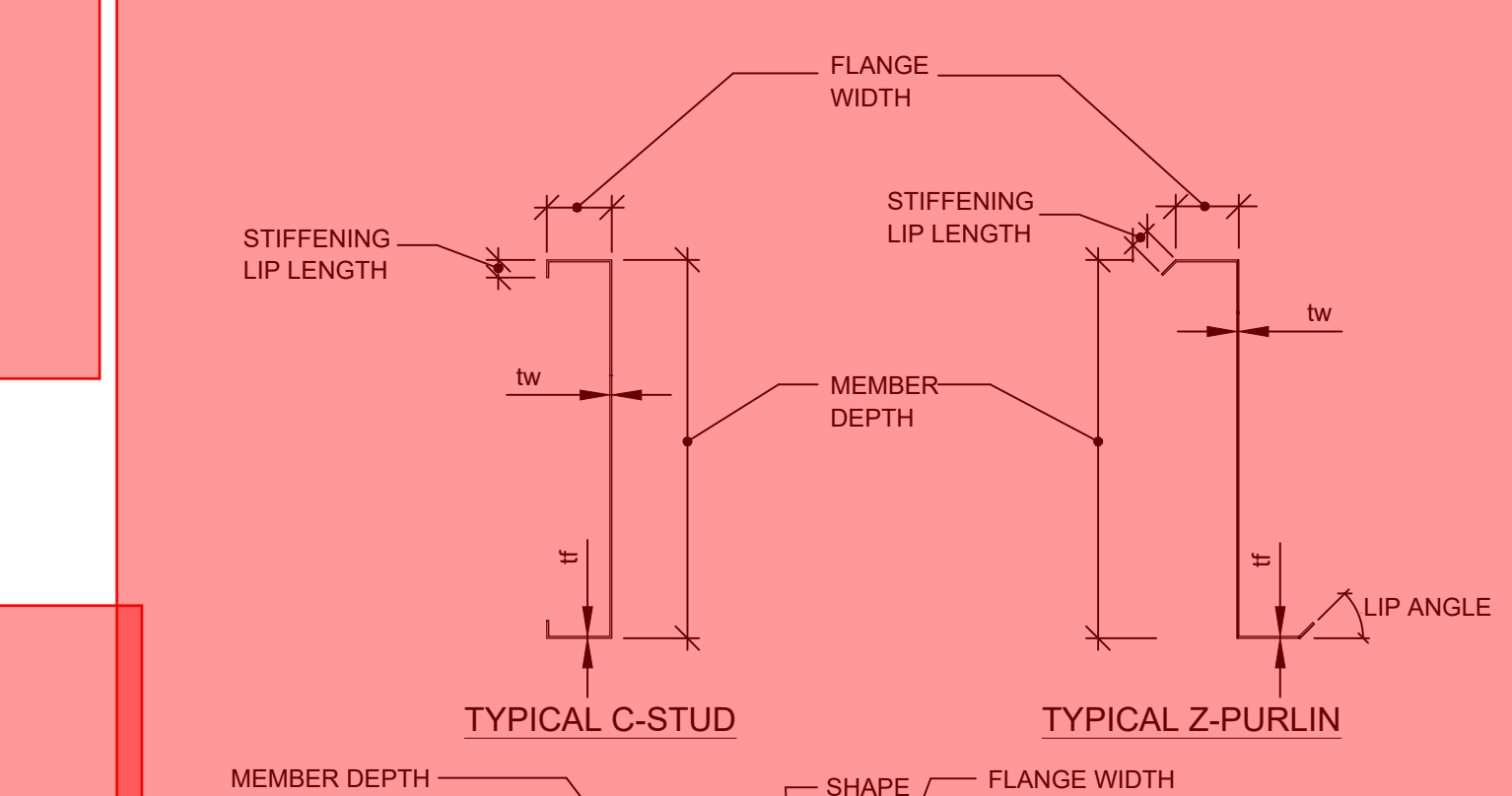


4b) CROSS SECTION



4a) ELEVATION VIEW

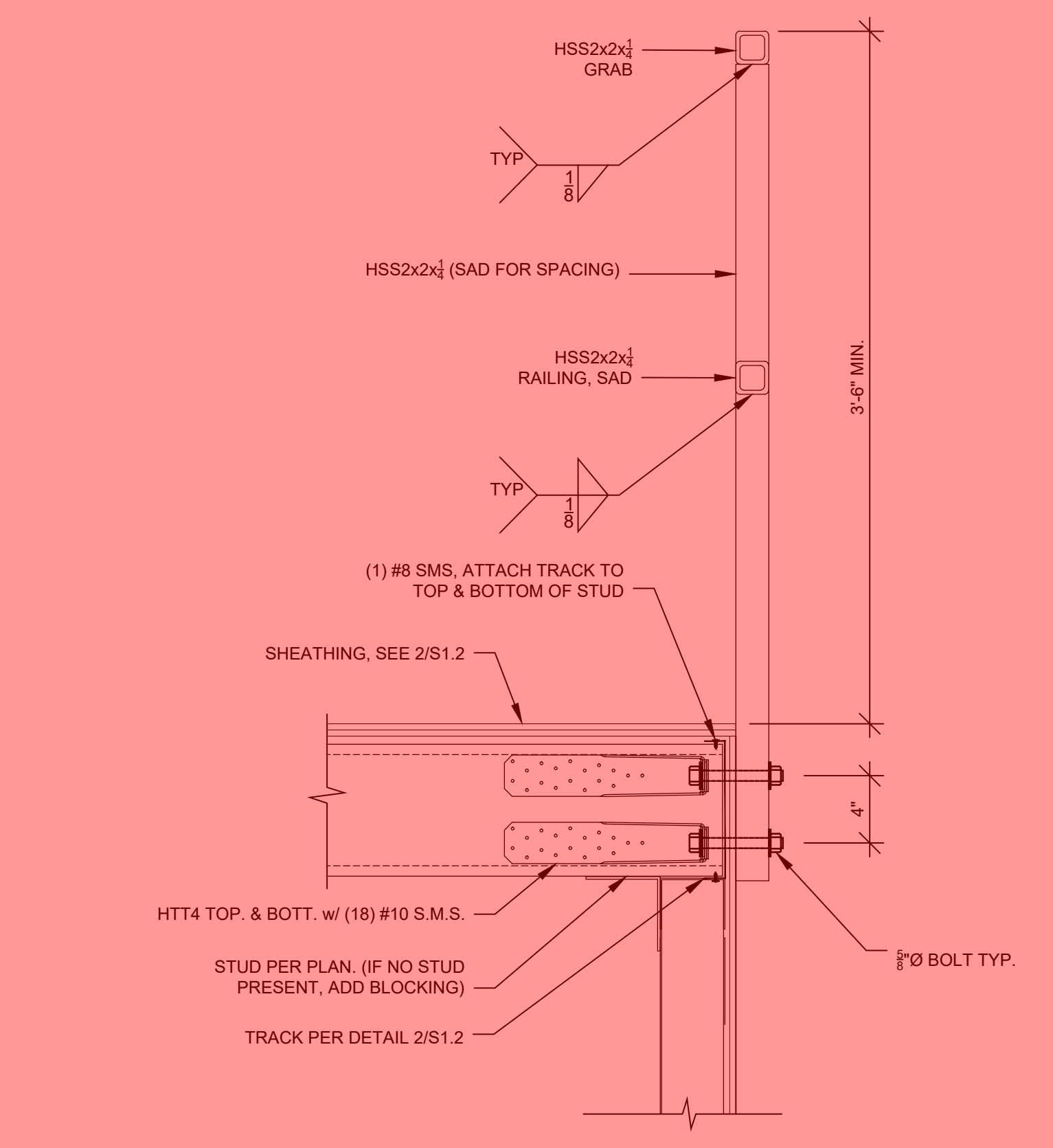
4 OPENING HEADER BEAM  
S1.2 NOT TO SCALE



- STEEL STUD IDENTIFICATION (EXAMPLE)**
- | SECTION STYLE | SHAPE | FLANGE WIDTH    | MIL THICKNESS |
|---------------|-------|-----------------|---------------|
| Z = Z-SECTION | 600   | (E.G. 1 5/8\"/> |               |
- NOTES:**
- PRIOR TO FABRICATION OR ORDERING OF MATERIALS, THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL MATERIALS USED FOR APPROVAL BY THE E.O.R.
  - ALL PROPERTIES SHOWN ABOVE ARE MINIMUM.
  - STUD AND JOIST DESIGNATIONS ARE IN ACCORDANCE WITH THE STEEL STUD MANUFACTURERS ASSOCIATION (SSMA) STANDARD, ICC-ESR-3064P (MARCH, 2023) "PRODUCT TECHNICAL INFORMATION" (2023 EDITION).
  - ALL COLD FORMED STEEL COMPOSED OF TWO SHAPED THAT ARE INTERCONNECTED BY BOLTS OR WELLS SHALL BE CONNECTED EVERY 24 INCHES

- STEEL STUD AND JOIST NOTES:**
- ALL STUDS, TRACKS AND JOISTS SHALL BE FORMED FROM STANDARD COMMERCIAL STEEL SHEET CONFORMING TO ASTM A653 OR A1003-13, WITH A MINIMUM YIELD POINT OF 33,000 PSI FOR MATERIAL 54 MILS (16 GAUGE) AND THINNER AND 50,000 PSI FOR MATERIAL 60 MILS (14 GAUGE) AND THICKER.
  - ALL FRAMING COMPONENTS SHALL BE CUT SQUARELY OR ON AN ANGLE (SUCH AS BRACING) TO SQUARELY FIT AGAINST ADJUTING MEMBERS. MEMBERS SHALL BE HELD FIRMLY IN POSITION UNTIL PROPERLY FASTENED.
  - STUDS, TRACKS AND JOISTS SHALL BE ATTACHED BY WELDING AND/OR SELF DRILLING SCREWS AS NOTED IN THE DETAILS.
  - STEEL STUDS AND JOISTS SHALL BE AS MANUFACTURED BY CLARKDIETRICH BUILDING SYSTEMS OR EQUIVALENT PRODUCT SUBSTITUTED PER SPECIFICATIONS. MINIMUM STUD AND JOIST PROPERTIES SHALL BE AS LISTED ABOVE AND IN SPECIFICATIONS SECTION 05400. MAXIMUM STUD SPACING IS 16\"/>

1 STEEL STUD AND JOIST NOTES  
S1.2 NO SCALE



6 RAILING TO POST AT EQUIPMENT MEZZ.  
S1.2 SCALE: 1\"/>

Revision	Date

KE Project Number	21-074
DRAWN BY	JAL/JMM/DC/MRK
DATE	03/05/2026
PRINT DATE:	03/05/2026

Project / Owner  
**NCSD Wood Energy Facility Project**  
 900 Northstar Drive  
 Truckee, CA 96161  
 APN: 110-081-032



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Sheet Title  
**General Notes and Typical Details for CFS**

Sheet Number  
**S1.2**

FOR PERMIT

RETAINING WALL SCHEDULE (f <sub>c</sub> = 4,000 PSI, SEE S1.1)				CONTINUOUS FOOTING SCHEDULE (f <sub>c</sub> = 4,000 PSI, SEE S1.1)			
RETAINING WALL HATCH	STEM THICKNESS	STEM HORIZONTAL REBAR	STEM VERTICAL REBAR	FOOTING KEY	FOOTING WIDTH	FOOTING THICKNESS	FOOTING REBAR
[Hatch]	6"	#4 @ 16" O.C. EA. FACE	#5 @ 12" O.C. EA. FACE	CF3.0	3'-0"	2'-0"	#6@9" O.C. EA. WAY TOP AND BOT.
[Hatch]	8"	#4 @ 16" O.C. EA. FACE	#4 @ 12" O.C. EA. FACE	CF4.0	4'-0"	2'-0"	#6@9" O.C. EA. WAY TOP AND BOT.
[Hatch]	10"	#5 @ 9" O.C. EA. FACE	#5 @ 12" O.C. EA. FACE	CF6.0	6'-0"	2'-0"	#6@9" TRANSV. TOP & BOT. (4) #6 CONT. LONGIT. TOP & BOT.
[Hatch]	12"	#5 @ 9" O.C. EA. FACE	#5 @ 12" O.C. EA. FACE				
[Hatch]	12"	#5 @ 8" O.C. EA. FACE	#5 @ 12" O.C. EA. FACE				
[Hatch]	12"	#5 @ 12" O.C. EA. FACE	#5 @ 12" O.C. EA. FACE				

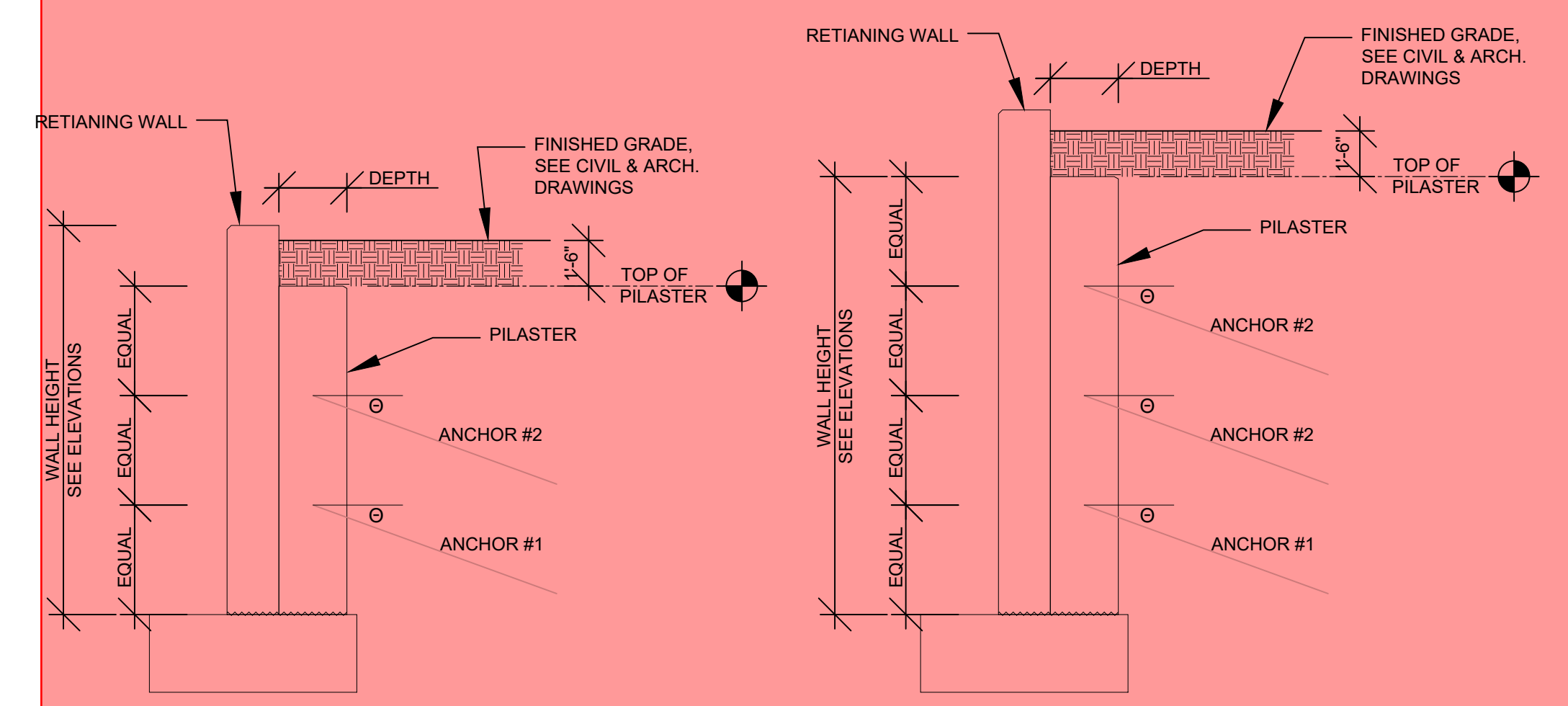
**NOTES:**  
 1. WALL AND FOOTING DIMENSIONS AND REINFORCEMENT APPLY BETWEEN PILASTERS UNLESS NOTED OTHERWISE.  
 2. CONTINUOUS FOOTINGS (CF) SHALL BE CENTERED UNDER WALL STEM UNLESS NOTED OTHERWISE.  
 3. WALL STEM AND CONTINUOUS FOOTING REINFORCEMENT SHALL BE DETAILED TO BE CONTINUOUS. PROVIDE LAP SPLICES AND DEVELOPMENT LENGTHS PER ACI318.  
 4. ALL HORIZONTAL JOINTS SHALL BE INTENTIONALLY ROUGHENED TO FULL AMPLITUDE PER ACI 318. THE SURFACE SHALL BE PREPARED AND CLEANED PER ACI 318. POUR WALLS MONOLITHICALLY. COLD JOINTS IN FOOTINGS, SLAB/STEM, & WALL/FOOTING OK, SEE S1.1.  
 5. HORIZONTAL WALL REINFORCEMENT SHALL BE CONTINUOUS THROUGHOUT CORNERS OR TERMINATE WITH STANDARD 90° HOOKS INTO PERPENDICULAR WALL, SEE S1.1. (4) #6 CONT. LONGIT. REINFORCEMENT.  
 6. AT WALL-TO-WALL JOINTS, PROVIDE (2) #5 VERTICAL CORNER BARS WITHIN THE HORIZONTAL REBAR HOOKS PER 4/S1.1.

**2 RETAINING WALL AND CONT. FOOTING SCHEDULE**  
 N.T.S.

ANCHOR SCHEDULE				VERTICAL PILASTER SCHEDULE			
ANCHOR KEY	MAX. SERVICE LOAD (TENSION)	ANCHOR #1	ANCHOR #2	PILASTER KEY	PILASTER SIZE WIDTH X DEPTH	NO. OF PILASTER VERTICAL BARS	TIES DETAIL
A	25 KIP	35 KIP	N/A	P1	14" X 12"	(2) #8	(2) #8 8/S4.1
B	35 KIP	40 KIP	N/A	P2	36" X 12"	(6) #8	(6) #8 9/S4.1
C	40 KIP	50 KIP	N/A	P3	24" X 12"	(4) #8	(4) #8 9/S4.1 (SIM.)
D	55 KIP	25 KIP	50 KIP				
E	50 KIP	55 KIP	N/A				
F	N/A	N/A	N/A				

**NOTES:**  
 1. HELICAL ANCHORS AND BRACKETS TO VERTICAL CONCRETE PILASTERS SHALL BE DELEGATED DESIGNED BY OTHERS.  
 2. SEE 1/S2.1 FOUNDATION PLAN AND DETAIL 4/S2.1 ANCHOR ELEVATION DIAGRAM FOR SPECIFIC ANCHOR NUMBERING AND VERTICAL PLACEMENT.  
 3. ANCHOR LOADS SHOWN ARE SERVICE-LEVEL LOADS COMBINED USING ASD COMBINATIONS. ALL ANCHORS SHALL BE INSTALLED AT A FIXED ANGLE OF 9°-20° FROM HORIZONTAL.  
 4. ANCHOR BRACKET BEARING AREA SHALL BE A MINIMUM OF 36.0 IN<sup>2</sup>. ANCHOR AND BRACKET LOCATION SHALL BE COORDINATED WITH PILASTER REINFORCEMENT AND MAY BE OFFSET FROM COLUMN CENTERLINE. MAINTAIN A MINIMUM 3" CLEARANCE FROM ALL LONGITUDINAL REINFORCEMENT.  
 5. PILASTER SHALL BE CAST MONOLITHICALLY WITH THE RETAINING WALL. ENSURE TIES FULLY ENCLOSED PILASTER VERTICAL BARS.

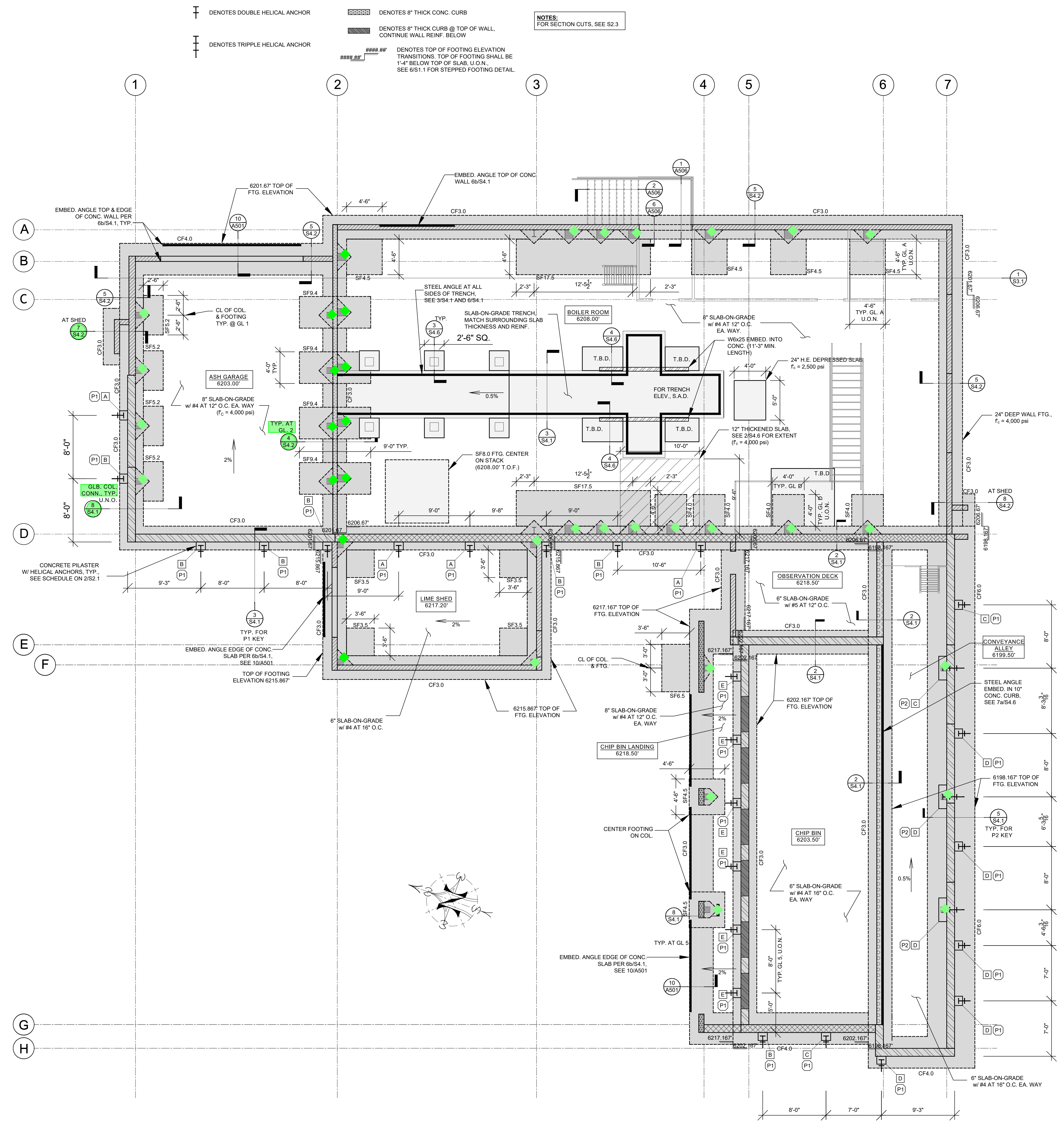
**3 PILASTER & HELICAL ANCHOR SCHEDULE**  
 N.T.S.



**4 PILASTER/ANCHOR ELEVATION DIAGRAM**  
 N.T.S.

SPREAD FOOTING SCHEDULE				
TYPE	LENGTH	WIDTH	THICKNESS	REINFORCEMENT
SF3.5	3'-6"	3'-6"	2'-0"	(5) #6 (T&B) EA. WAY.
SF4.0	4'-0"	4'-0"	2'-0"	(5) #6 (T&B) EA. WAY.
SF4.5	4'-6"	4'-6"	2'-0"	(6) #6 (T&B) EA. WAY.
SF5.2	5'-0"	2'-6"	2'-0"	(6) #6 LONGIT. T&B (4) #6 TRANSV. T&B
SF6.5	6'-0"	3'-6"	2'-0"	(5) #6 LONGIT. T&B (8) #6 TRANSV. T&B
SF9.4	9'-0"	4'-0"	2'-0"	(5) #6 LONGIT. T&B (11) #6 TRANSV. T&B
SF17.5	16'-11 1/2"	4'-6"	2'-0"	(6) #6 LONGIT. T&B (21) #6 TRANSV. T&B
SF8.0	8'-0"	8'-0"	3'-4"	(9) #8 (T&B) EA. WAY.

**5 SPREAD FOOTING SCHEDULE**  
 N.T.S.



**1 FOUNDATION PLAN - SPREAD FOOTINGS & STRIP FOOTINGS**  
 SCALE: 3/16" = 1'-0"

Revision	Date

Project Number: 21-074  
 DRAWN BY: JAL/JMW/JDC/MRK  
 DATE: 03/05/2026  
 PRINT DATE: 03/05/2026

Project / Owner  
**NCSD Wood Energy Facility Project**  
 900 Northstar Drive  
 Truckee, CA 96161  
 APN: 110-081-032



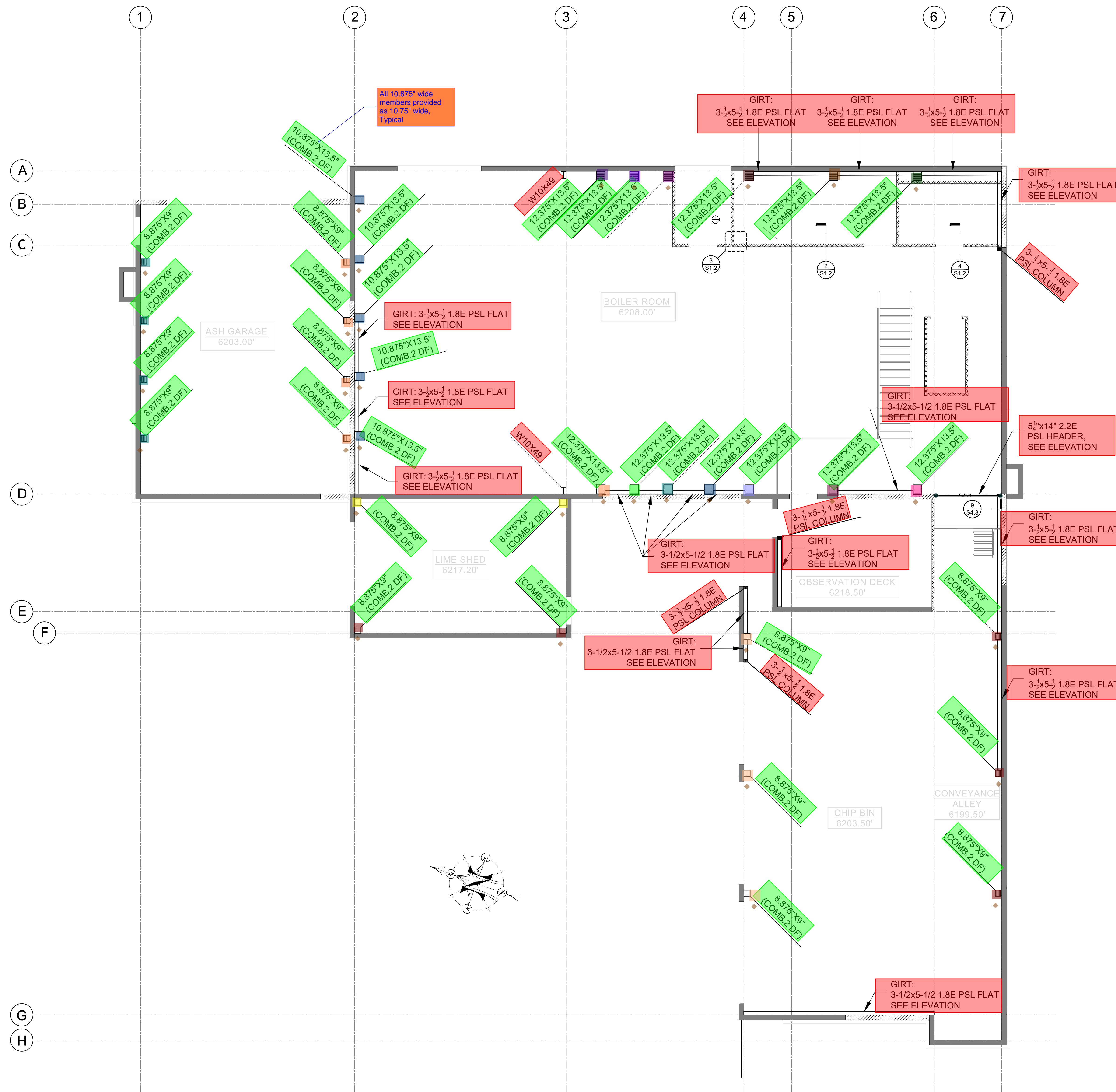
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**KYLER ENGINEERING**  
 P.O. BOX 1853  
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 matthew@kylerengineering.com

Sheet Title  
**Foundation Plan**  
 Sheet Number

**S2.1**  
 FOR PERMIT

NOTES:  
 1. FOR SECTION CUTS, SEE S2.3  
 2. FOR WALL LEGEND, SEE S2.3



Revision	Date

Project Number 21-074	Project Name 21-074
Drawn By JAL/JMW/JDC/WRK	Date 03/05/2026
Print Date 03/05/2026	

**NCSD Wood Energy Facility Project**  
 900 Northstar Drive  
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Sheet Title  
**Wall & Column Framing Plan**

Sheet Number  
**S2.2**

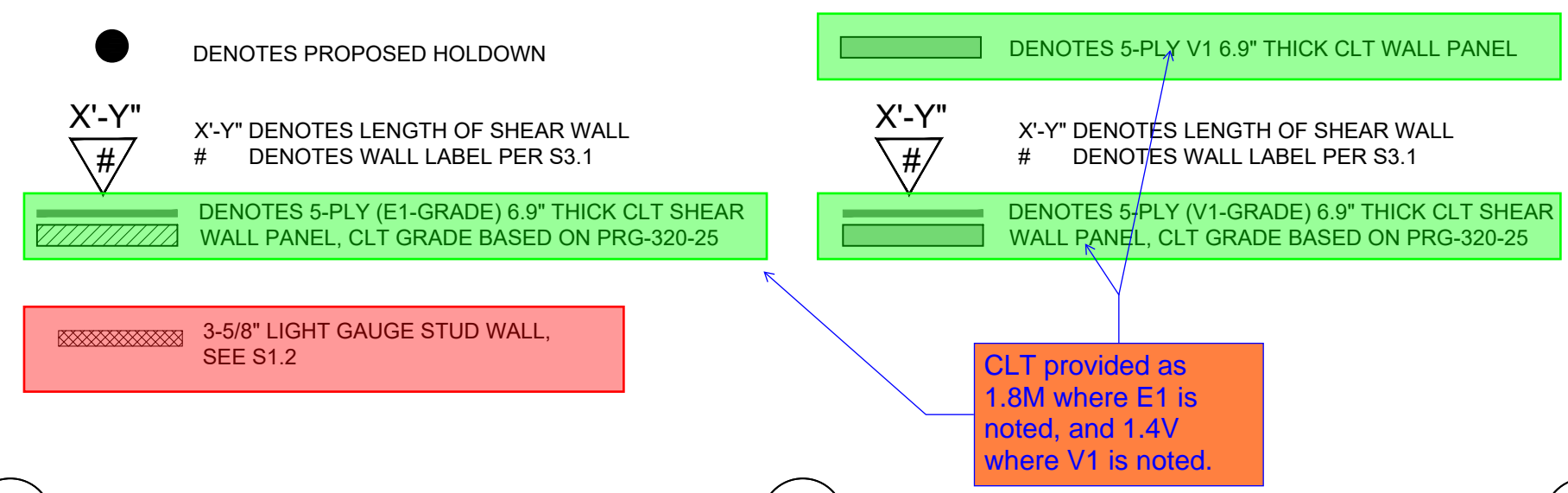
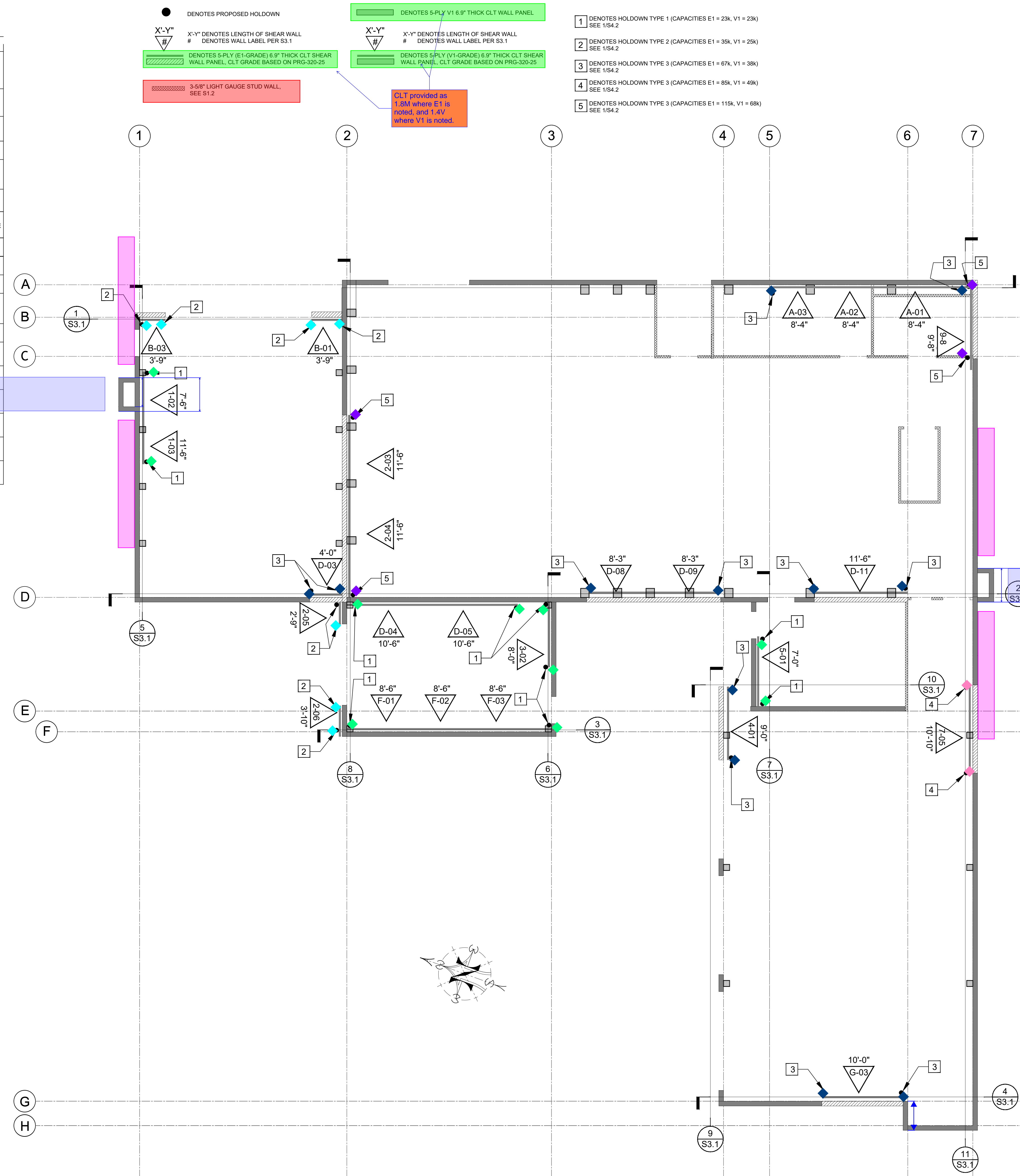
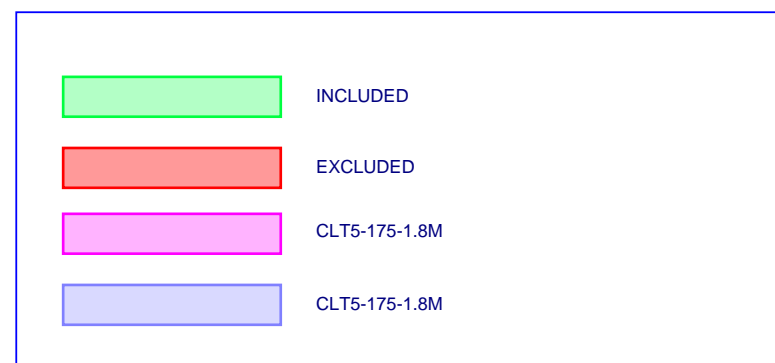
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**1**  
**S2.2** WALL GIRTS AND COLUMN FRAMING PLAN  
 SCALE: 3/16" = 1'-0"

FOR PERMIT **S2.2**

CLT SHEAR WALL PANEL SCHEDULE						
GRIDLINE	WALL LABEL	CLT GRADE <sup>1,2</sup>	FASTENERS@ TOP & BASE OF CLT WALL <sup>4</sup>		BASE PLATE SHEAR ANCHORS <sup>7</sup>	NOTES
			(ROWS) FASTENER TYPE MAX SPACING (IN)	WALL TO WALL <sup>6</sup> PARALLEL SPLINE AS REQ'D STRAP TYPE FASTENER @ MAX SPACING		
D	D-03	E1	(5) ROWS SDS25600 @ 3" O.C. MAX	-	(2) 3/8" ANCHOR @ 4" O.C.	- SEE DIMS @ 2/S3.1 - (4) 3/8" GR. 55 ANCHOR @ BASE - (24) SDS25600 @ BASE MIN
B	B-01 B-03	E1	(3) ROWS SDS25600 @ 3" O.C. MAX	-	(1) 3/8" ANCHOR	- SEE DIMS @ 1/S3.1 - MIN. (1) 3/8" GR. 55 ANCHOR @ BASE - MIN. (6) SDS25600 @ BASE
1	1-02 1-03	V1	(2) ROWS SDS25600 @ 6" O.C. MAX	LDS548 #9x3" WSV @ 2" O.C.	3/8" ANCHOR @ 18" O.C.	- SEE DIMS @ 5/S3.1
2	2-04 2-03	E1	(5) ROWS SDS25600 @ 3" O.C. MAX	LDS548 #9x3" WSV @ 2" O.C.	(2) 3/8" ANCHOR @ 8" O.C.	- SEE DIMS @ 8/S3.1 - FOR ASH GARAGE CLT ROOF TO WALL PANEL, SEE 4/S4.3
A	A-01 A-02 A-03	V1	(3) ROWS SDS25600 @ 3" O.C. MAX	LDS548 #9x3" WSV @ 4" O.C.	(2) 3/8" ANCHOR @ 8" O.C.	- SEE DIMS @ 11/S3.1 - MIN. (20) 3/8" GR. 55 ANCHOR @ BASE - MIN. (140) SDS25600 @ BASE
7	7-10	E1	(6) ROWS SDS25600 @ 3" O.C. MAX	-	(2) 3/8" ANCHOR @ 4" O.C.	- SEE DIMS @ 2/S3.1
D	D-08 D-09	E1	(4) ROWS SDS25600 @ 3" O.C. MAX	LDS548 #9x3" WSV @ 2" O.C.	3/8" ANCHOR @ 8" O.C.	- SEE DIMS @ 2/S3.1
D	D-11	E1	(6) ROWS SDS25600 @ 3" O.C. MAX	-	3/8" ANCHOR @ 8" O.C.	- SEE DIMS @ 8/S3.1 - NO SHEAR PLATE
2	2-05	V1	(2) ROWS SDS25600 @ 6" O.C. MAX	-	-	- SEE DIMS @ 8/S3.1
2	2-06	V1	(2) ROWS SDS25600 @ 3" O.C. MAX	-	3/8" ANCHOR @ 8" O.C.	- SEE DIMS @ 8/S3.1 - MIN. (2) 3/8" GR. 55 ANCHOR @ BASE - MIN. (15) SDS25600 @ BASE MIN
3	3-02	V1	(2) ROWS SDS25600 @ 3" O.C. MAX	-	3/8" ANCHOR @ 12" O.C.	-
F	F-01 F-02 F-03	V1	(2) ROWS SDS25600 @ 6" O.C. MAX	LDS548 #9x3" WSV @ 4" O.C.	3/8" ANCHOR @ 12" O.C.	-
D	D-04 D-05	V1	(2) ROWS SDS25600 @ 3" O.C. MAX	LDS548 #9x3" WSV @ 4" O.C.	3/8" ANCHOR @ 8" O.C.	-
G	G-03	E1	(6) ROWS SDS25600 @ 3" O.C. MAX	-	3/8" ANCHOR @ 8" O.C.	-
4	4-01	E1	(3) ROWS SDS25600 @ 3" O.C. MAX	-	3/8" ANCHOR @ 12" O.C.	-
5	5-01	V1	(2) ROWS SDS25600 @ 3" O.C. MAX	-	3/8" ANCHOR @ 12" O.C.	-
7	7-05	E1	(6) ROWS SDS25600 @ 3" O.C. MAX	-	3/8" ANCHOR @ 8" O.C.	- SEE DIMS @ 11/S3.1

- CLT GRADE AS INDICATED UNLESS OTHERWISE SPECIFIED.
- CLT GRADE BASED ON PRG-320-25 VALUES, MANUFACTURER TO SATISFY PROPERTIES LISTED
- PLACEMENT & CLEARANCES FOR STEEL PLATES, STEEL ANGLES, & SPLINES PER 1/S4.3 U.O.N IN ELEVATIONS, S3.1 &/OR NOTES
- TOP OF WALL FASTENERS PER 3/S4.3 & BASE OF WALL PER 3/S4.2
- SDS FASTENERS FOR TOP & BASE PLATE SHALL BE STAGGERED, SEE 3/S4.3
- STRAPS REQUIRED AT MULTIPANEL SHEAR WALLS ONLY, FOR OTHER SPLINE CONNECTIONS REFER TO 6/S4.3
- BASE PLATE SHEAR ANCHORS PER 3/S4.2
- FINAL LOCATIONS OF HOLDOWNS TO BE VERIFIED WITH CLT BUILDING PACKAGE SUBMITTAL. SEE SPECIAL PROVISIONS
- ALL WET SET ANCHORAGE LOCATIONS TO BE VERIFIED PRIOR TO CONCRETE PLACEMENT. SEE SPECIAL PROVISIONS



- DENOTES HOLDOWN TYPE 1 (CAPACITIES E1 = 23k, V1 = 23k) SEE 1/S4.2
- DENOTES HOLDOWN TYPE 2 (CAPACITIES E1 = 35k, V1 = 25k) SEE 1/S4.2
- DENOTES HOLDOWN TYPE 3 (CAPACITIES E1 = 67k, V1 = 38k) SEE 1/S4.2
- DENOTES HOLDOWN TYPE 3 (CAPACITIES E1 = 85k, V1 = 49k) SEE 1/S4.2
- DENOTES HOLDOWN TYPE 3 (CAPACITIES E1 = 115k, V1 = 66k) SEE 1/S4.2

1 S2.3 WALLS AND SEISMIC HOLDOWN PLAN  
SCALE: 3/16" = 1'-0"

Revision	Date

Project Number 21-074	Drawn By JAL/JMM/JCZ/MRK	Date 03/05/2026	Print Date 03/05/2026
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Project / Owner  
**NCSD Wood Energy Facility Project**  
900 Northstar Drive  
Truckee, CA 96161  
APN: 110-081-032

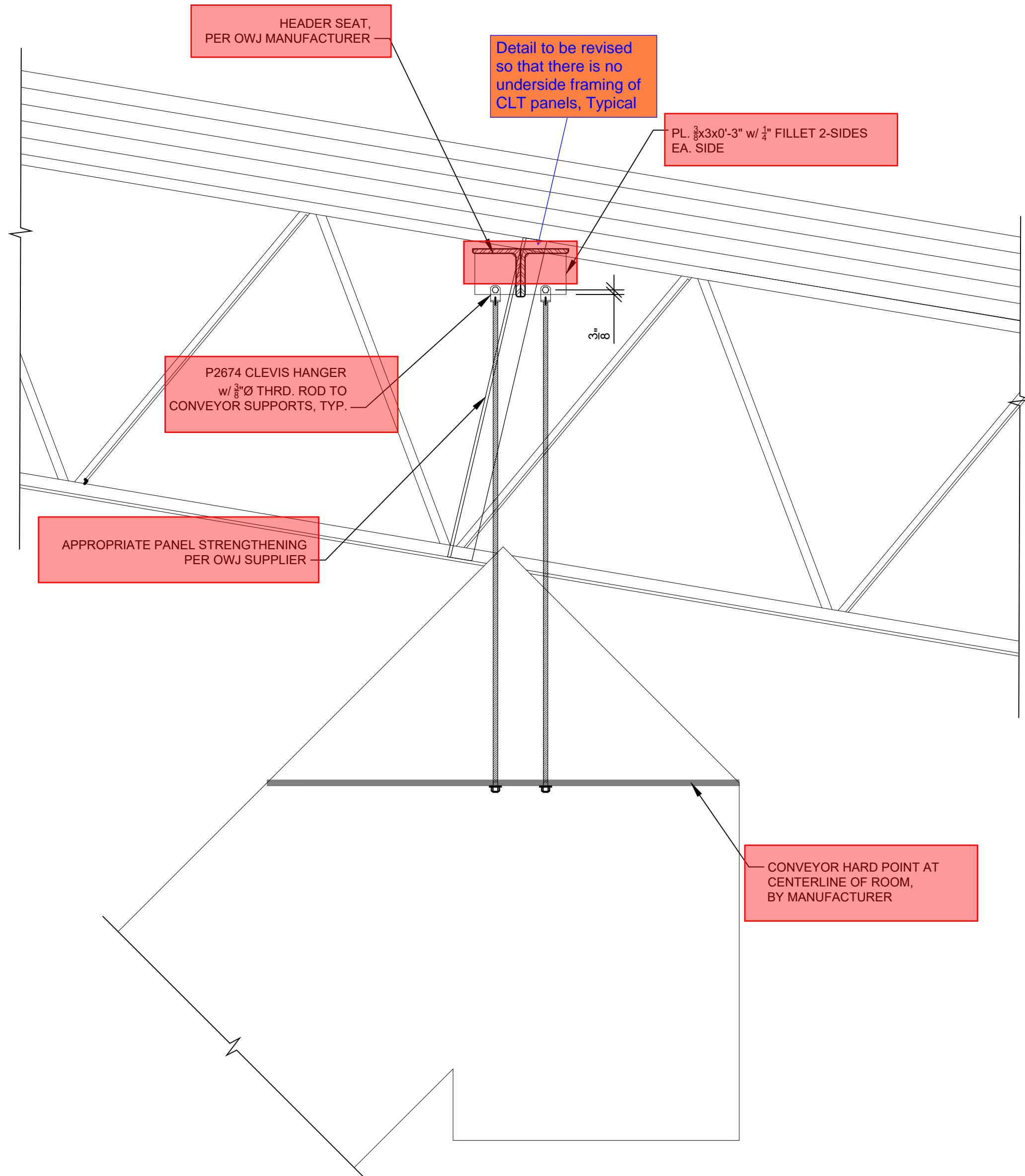


Sheet Title  
**CLT Wall & Seismic Holdown Plan**

Sheet Number

S2.3

FOR PERMIT

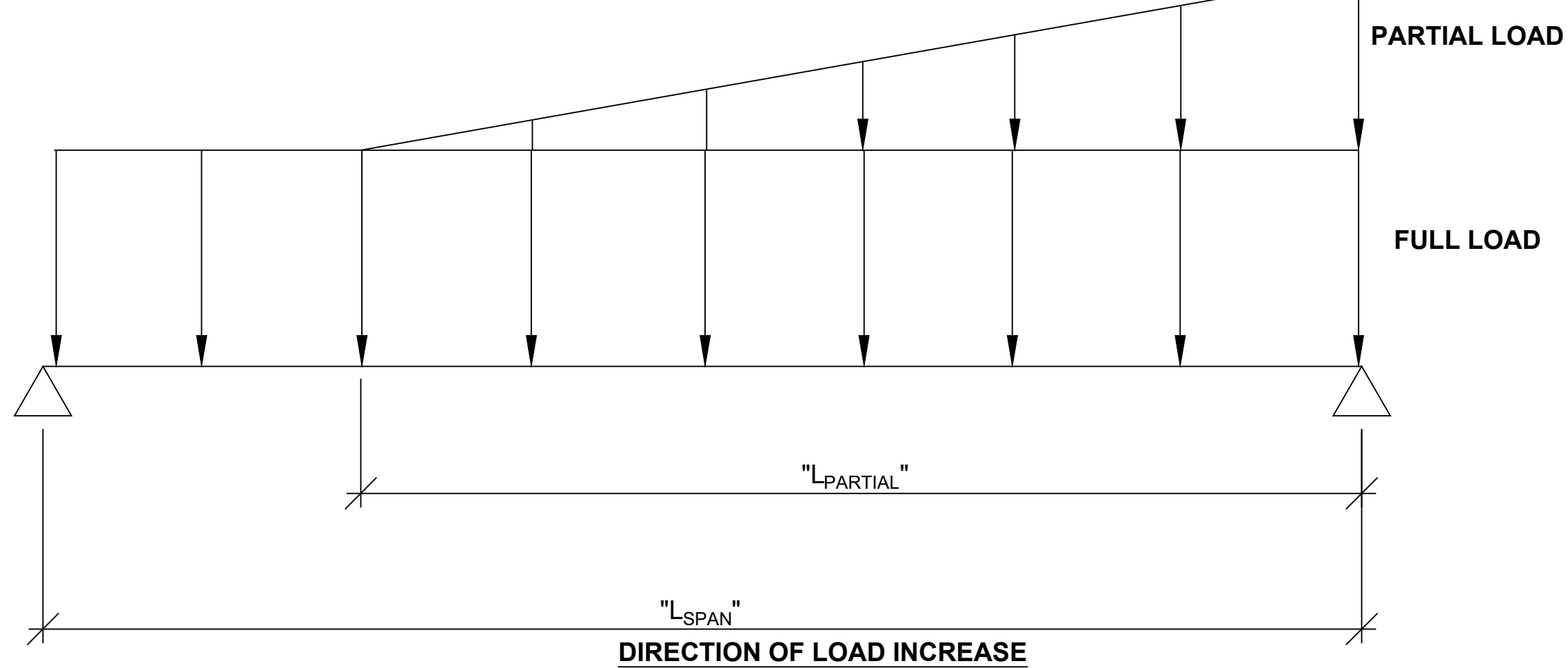


**4** ASH CONVEYOR SUPPORT AT OWJG  
SCALE: 1'-1/2" = 1'-0"

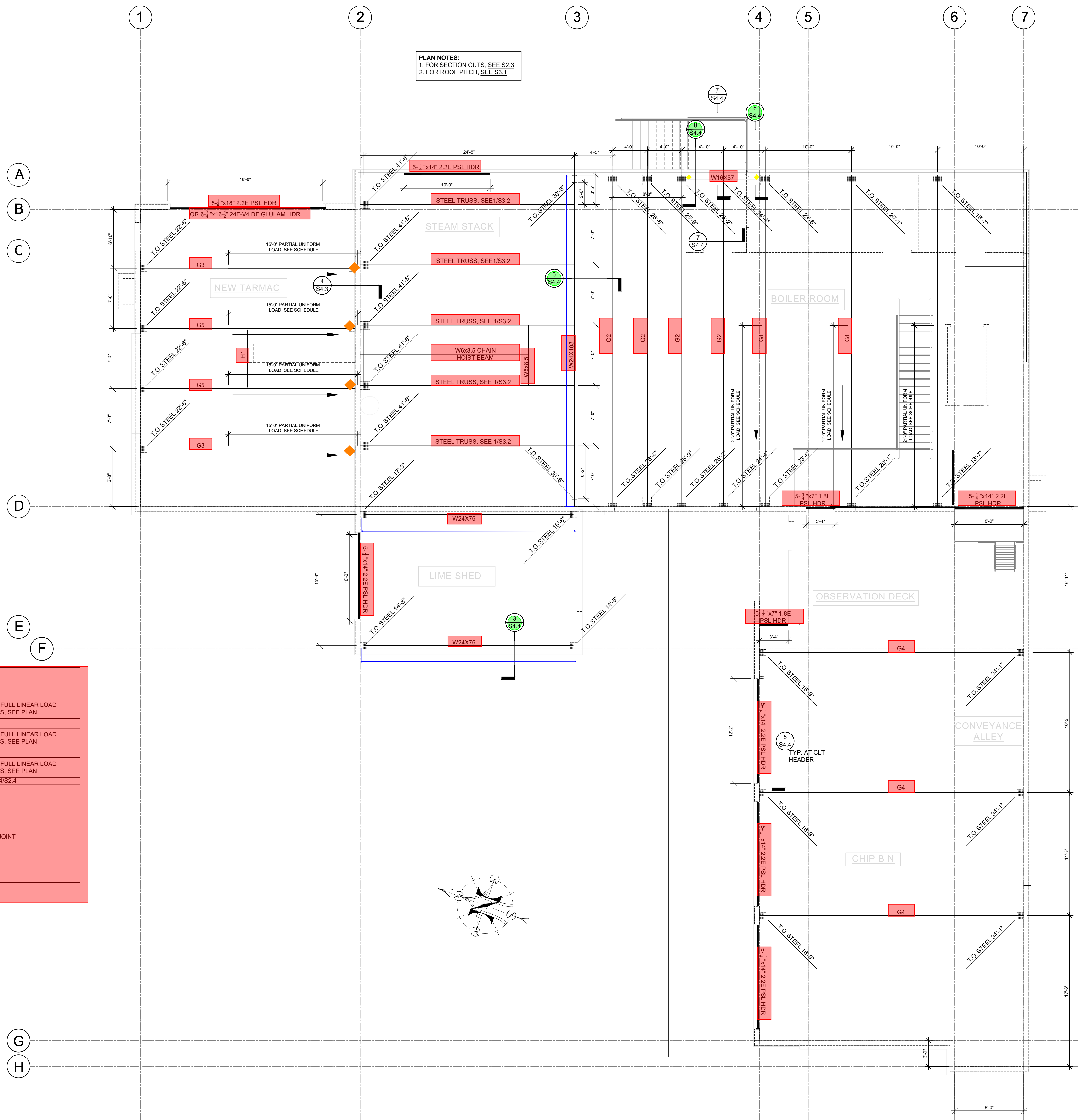
TYPE MARK	CLEAR SPAN	TYPE	DISTRIBUTED LOADS, plf				POINT LOAD <sup>1)</sup> (#)	F <sub>y</sub> , ksi	MAX DEPTH	NOTES
			DEAD LOAD	ROOF LIVE LOAD	WIND LOAD (-)	WIND LOAD (+)				
G1 - FULL LOAD	36'-3"	LH	220	200	170	5	1,870	50	28LH	SPECIAL BEAM INCLUDES FULL LINEAR LOAD AND PARTIAL LOADS, SEE PLAN
G1 - PARTIAL LOAD	21'-0"	---	---	---	---	---	1,580	---	---	---
G2	36'-3"	LH	110	100	90	10	2,350	50	28LH	---
G3 - FULL LOAD	23'-6"	LH	150	140	140	10	1,310	50	28LH	SPECIAL BEAM INCLUDES FULL LINEAR LOAD AND PARTIAL LOADS, SEE PLAN
G3 - PARTIAL LOAD	15'-0"	---	---	---	---	---	650	---	---	---
G4	29'-2"	LH	354	332	280	10	3,110	50	28LH	---
G5 - FULL LOAD	23'-6"	LH	150	140	140	10	1,310	1,500 <sup>2)</sup>	28LH	SPECIAL BEAM INCLUDES FULL LINEAR LOAD AND PARTIAL LOADS, SEE PLAN
G5 - PARTIAL LOAD	15'-0"	---	---	---	---	---	650	1,500 <sup>2)</sup>	---	---
H1 - LL4x4x	7'-0"	LL	---	---	---	---	1,500 <sup>3)</sup>	50	---	SEE DETAIL 4/S2.4

- NOTES:
- 1) DEAD LOAD ACCOUNT FOR SUPERIMPOSED LOAD ONLY. MANUFACTURER TO ACCOUNT FOR OPEN WEB JOIST SELF-WEIGHT
  - 2) LOADS ARE UNFACTORED (SERVICE). MANUFACTURER TO DETERMINE GOVERNING LOAD CASES PER ASCE 7-16
  - 3) MANUFACTURER TO ACCOUNT FOR PARTIAL AND TAPERED LOADS AS INDICATED IN SCHEDULE & PLAN
  - 4) WIND LOAD (-) DENOTES MAX UPLIFT LOADING
  - 5) WIND LOAD (+) DENOTES MAX DOWNWARD FORCE LOADING
  - 6) CONCENTRATED LOAD IS A SERVICE DEAD LOAD. JOIST MANUFACTURER SHALL PROVIDE INTERNAL WEB REINFORCEMENT (STRUTS/SUB-TIES) IF LOAD DOES NOT ALIGN WITH A PRIMARY PANEL JOINT
  - 7) TOP CHORD BENDING: MANUFACTURER SHALL VERIFY THE TOP CHORD CAPACITY FOR LOCAL BENDING DUE TO THE SPECIFIED POINT LOAD

**3** OPEN WEB TRUSS SCHEDULE  
SCALE: NOT TO SCALE



**2** TAPERED LOAD DIAGRAM  
SCALE: NOT TO SCALE

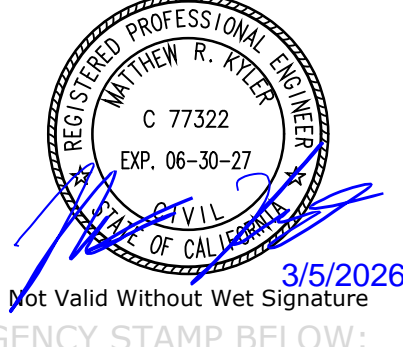


**1** Roof Framing Plan  
SCALE: 3/16" = 1'-0"

Revision	Date

Project Number	21-074
Drawn By	JAL/JMW/JDC/MRK
Date	03/05/2026
Print Date	03/05/2026

Project / Owner  
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 900 Northstar Drive  
 Truckee, CA 96161  
 APN: 110-081-032



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 matthew@kylerengineering.com

Sheet Title  
**Roof Framing Plan**

Sheet Number

**S2.4**

FOR PERMIT

- 1 DENOTES (1) CMST12 STRAP  
w/ (49) 0.148x2-1/2 @ EA. END PANEL, L<sub>END</sub>= 4'-0", SEE 7/S4.3
- 2 DENOTES (2) CMST12 STRAP  
w/ (49) 0.148x2-1/2 @ EA. END PANEL, L<sub>END</sub>= 4'-0", SEE 7/S4.3
- 3 DENOTES (5) CMST12 STRAP  
w/ (49) 0.148x2-1/2 @ EA. END PANEL, L<sub>END</sub>= 4'-0", SEE 7/S4.3
- 4 DENOTES (7) CMST12 STRAP  
w/ (49) 0.148x2-1/2 @ EA. END PANEL, L<sub>END</sub>= 4'-0", SEE 7/S4.3

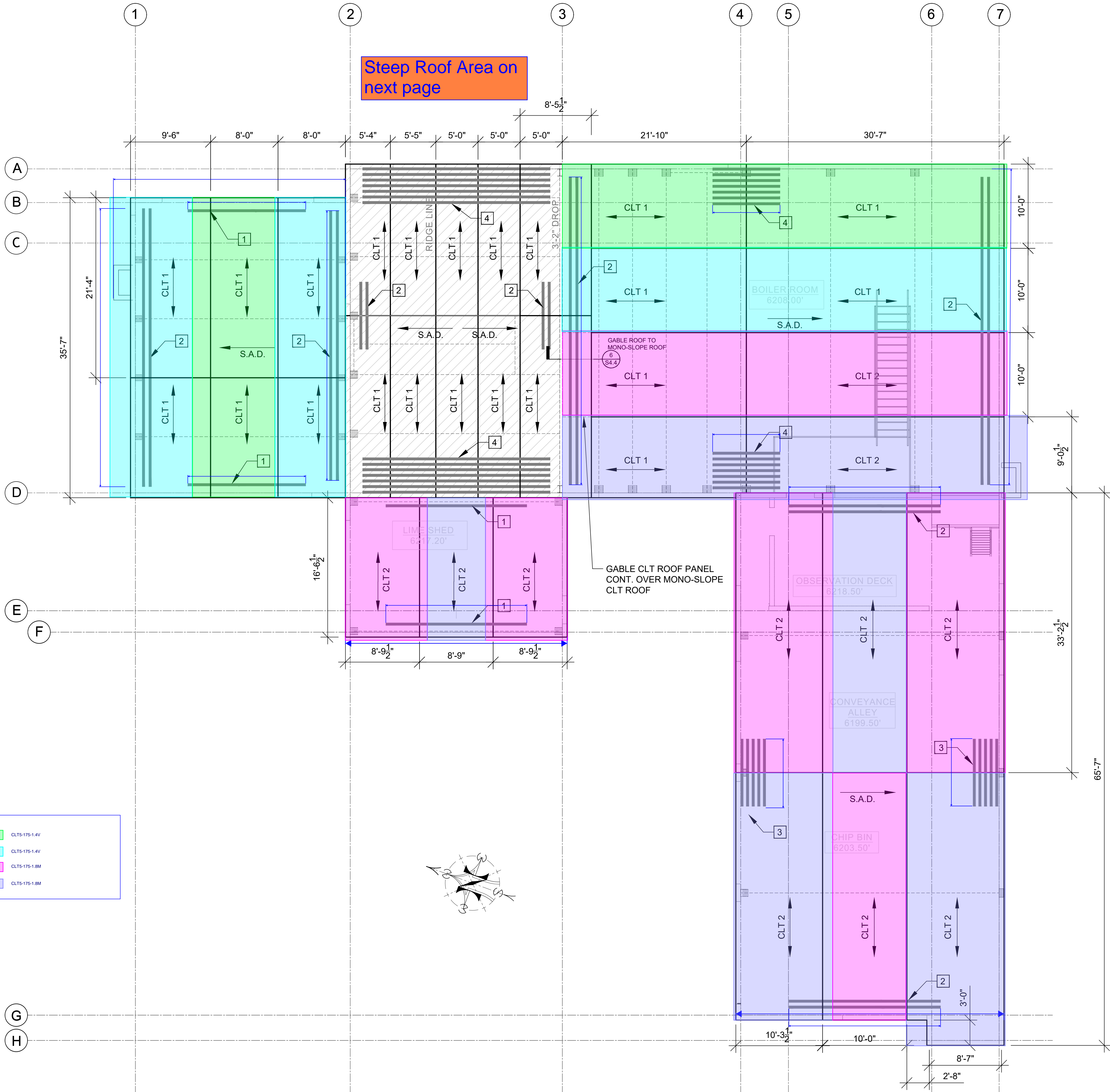
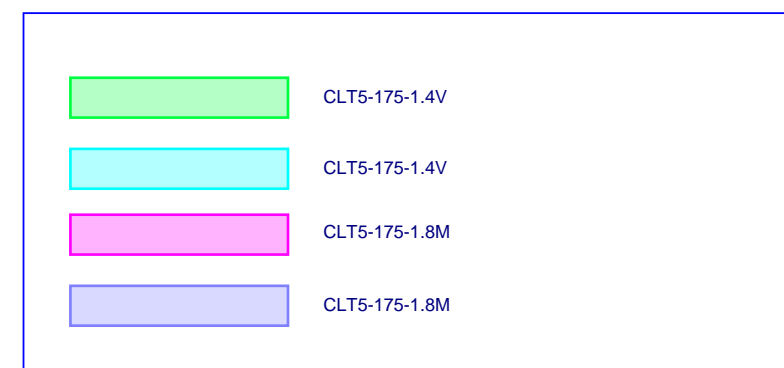
DENOTES SPLINES WITHIN THIS AREA REQUIRE  
LDSS48 w/ #9x3" WSV @ 2" O.C. MAX

- NOTES:
1. CLT PANEL SPLINES TO BE FASTENED w/ LDSS48 w/ #9x3" WSV @ 4" O.C MAX TYP. U.O.N. ON PLAN. SEE 5/S4.3
  2. CLT PANELS TO BE FASTED TO OPEN WEB JOIST OR "WF" BEAMS w/ SDS FASTENERS @ 8" O.C. MAX & w/ 5" MIN. EMBEDMENT INTO CLT PANEL. SEE 1/S4.4
  3. ROOF PLAN DIMENSIONS ARE HORIZONTAL PROJECTIONS. TRUE CLT PANEL DIMENSIONS SHALL BE BASED ON ROOF PITCH (SLOPED GEOMETRY). VERIFY DIMENSIONS PRIOR TO FABRICATION.
  4. APPLY LIQUID FLASHING (OR SEALANT) TO STRAP CONNECTION IMMEDIATELY AFTER INSTALLATION. SEE ARCH. DRAWINGS.

3 LDSS48 STRAP SCHEDULE  
S2.5 NOT TO SCALE

CLT PANEL SCHEDULE	
TYPE MARK	DESCRIPTION
CLT 1	5 - PLY CLT (V2, 6.90" THICK)
CLT 2	5 - PLY CLT (E1, 6.90" THICK)
STRONG AXIS DIRECTION	
NOTES: PANEL TYPE BASED ON PRG-320-2025, MANUFACTURER TO SATISFY PROPERTIES OR PROVIDE APPROVED EQUAL	

2 CLT PANEL SCHEDULE  
S2.5 NOT TO SCALE

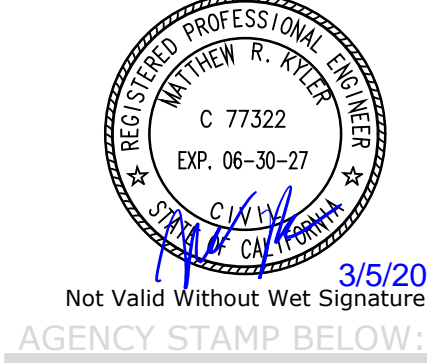


1 CLT Roof Panel Layout Plan  
S2.5 SCALE: 3/16" = 1'-0"

Revision	Date

Project Number	21-074
Drawn By	JAL/JMW/JDC/MRK
Date	03/05/2026
Print Date	03/05/2026

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Sheet Title  
**CLT Panel Roof Layout Plan**

Sheet Number

S2.5

FOR PERMIT

- 1 DENOTES (1) CMST12 STRAP  
w/ (49) 0.148x2-1/2 @ EA. END PANEL, L<sub>END</sub>= 4'-0", SEE 7/S4.3
- 2 DENOTES (2) CMST12 STRAP  
w/ (49) 0.148x2-1/2 @ EA. END PANEL, L<sub>END</sub>= 4'-0", SEE 7/S4.3
- 3 DENOTES (5) CMST12 STRAP  
w/ (49) 0.148x2-1/2 @ EA. END PANEL, L<sub>END</sub>= 4'-0", SEE 7/S4.3
- 4 DENOTES (7) CMST12 STRAP  
w/ (49) 0.148x2-1/2 @ EA. END PANEL, L<sub>END</sub>= 4'-0", SEE 7/S4.3

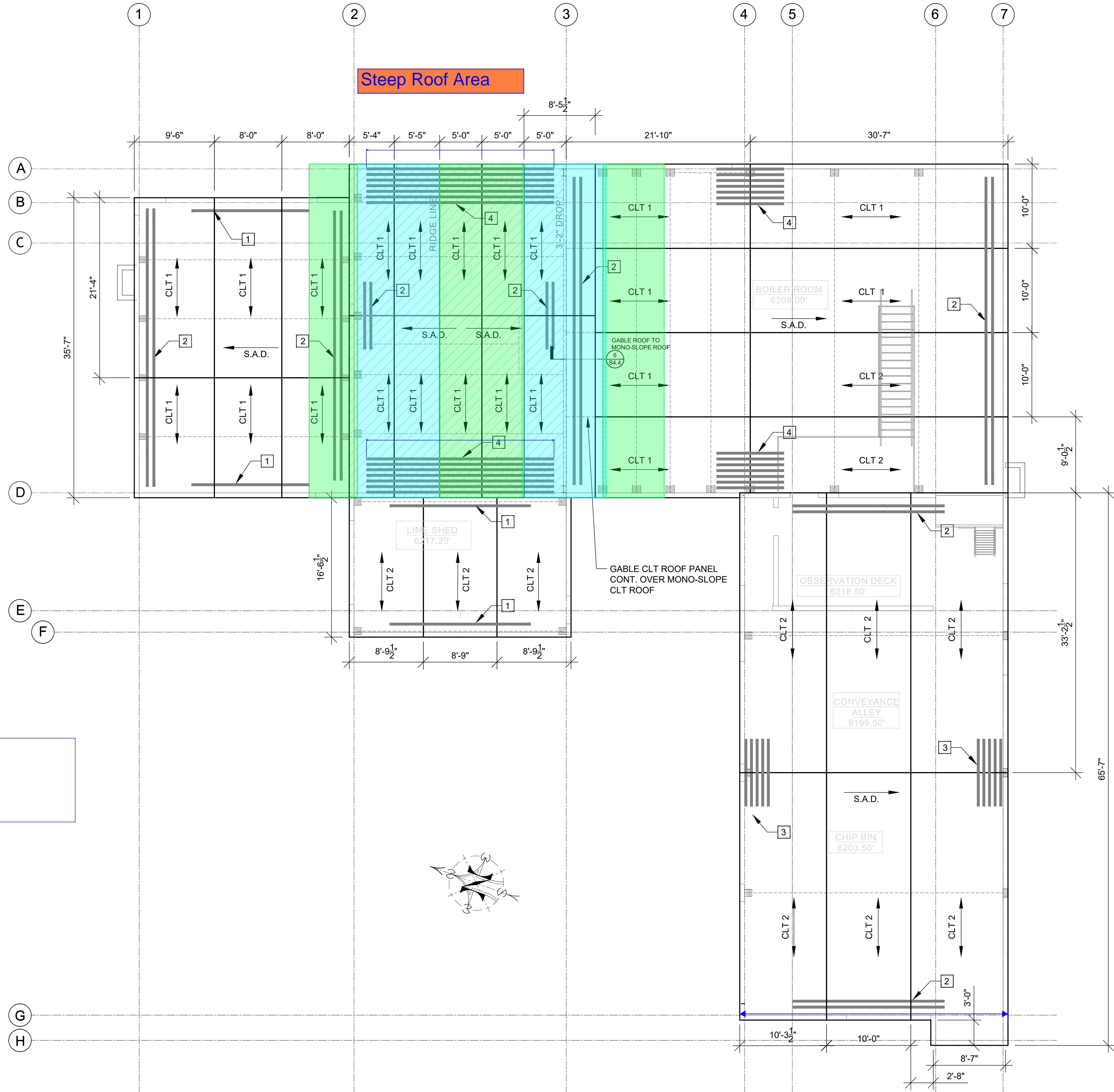
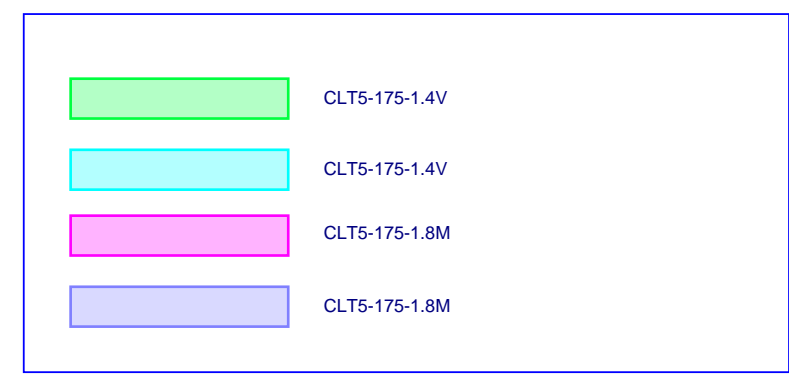
DENOTES SPLINES WITHIN THIS AREA REQUIRE  
LDSS48 w/ #9x3" WSV @ 2" O.C. MAX

- NOTES:
1. CLT PANEL SPLINES TO BE FASTENED w/ LDSS48 w/ #9x3" WSV @ 4" O.C MAX TYP. U.O.N. ON PLAN. SEE 5/S4.3
  2. CLT PANELS TO BE FASTED TO OPEN WEB JOIST OR "WF" BEAMS w/ SDS FASTENERS @ 8" O.C. MAX & w/ 5" MIN. EMBEDMENT INTO CLT PANEL. SEE 1/S4.4
  3. ROOF PLAN DIMENSIONS ARE HORIZONTAL PROJECTIONS. TRUE CLT PANEL DIMENSIONS SHALL BE BASED ON ROOF PITCH (SLOPED GEOMETRY). VERIFY DIMENSIONS PRIOR TO FABRICATION.
  4. APPLY LIQUID FLASHING (OR SEALANT) TO STRAP CONNECTION IMMEDIATELY AFTER INSTALLATION. SEE ARCH. DRAWINGS.

3 LDSS48 STRAP SCHEDULE  
S2.5 NOT TO SCALE

CLT PANEL SCHEDULE	
TYPE MARK	DESCRIPTION
CLT 1	5 - PLY CLT (V2, 6.90" THICK)
CLT 2	5 - PLY CLT (E1, 6.90" THICK)
STRONG AXIS DIRECTION	
NOTES: PANEL TYPE BASED ON PRG-320-2025, MANUFACTURER TO SATISFY PROPERTIES OR PROVIDE APPROVED EQUAL	

2 CLT PANEL SCHEDULE  
S2.5 NOT TO SCALE



1 CLT Roof Panel Layout Plan  
S2.5 SCALE: 3/16" = 1'-0"

Date	
Revision	

Project Number	21-074
Drawn By	JAL/JMW/JDC/MRK
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 Truckee, CA 96161  
 APN: 110-081-032



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Sheet Title  
**CLT Panel Roof Layout Plan**

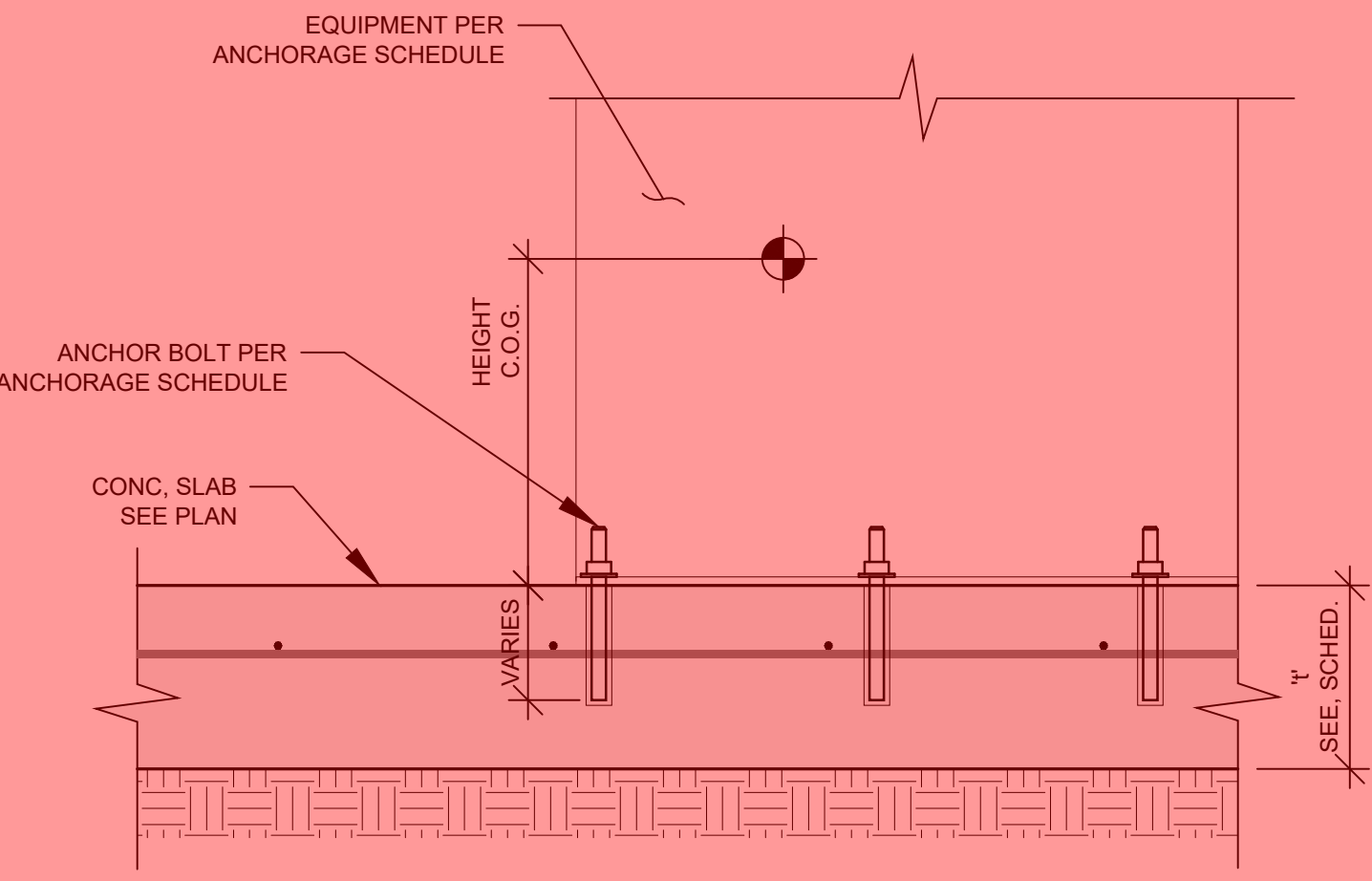
Sheet Number

**S2.5**

FOR PERMIT

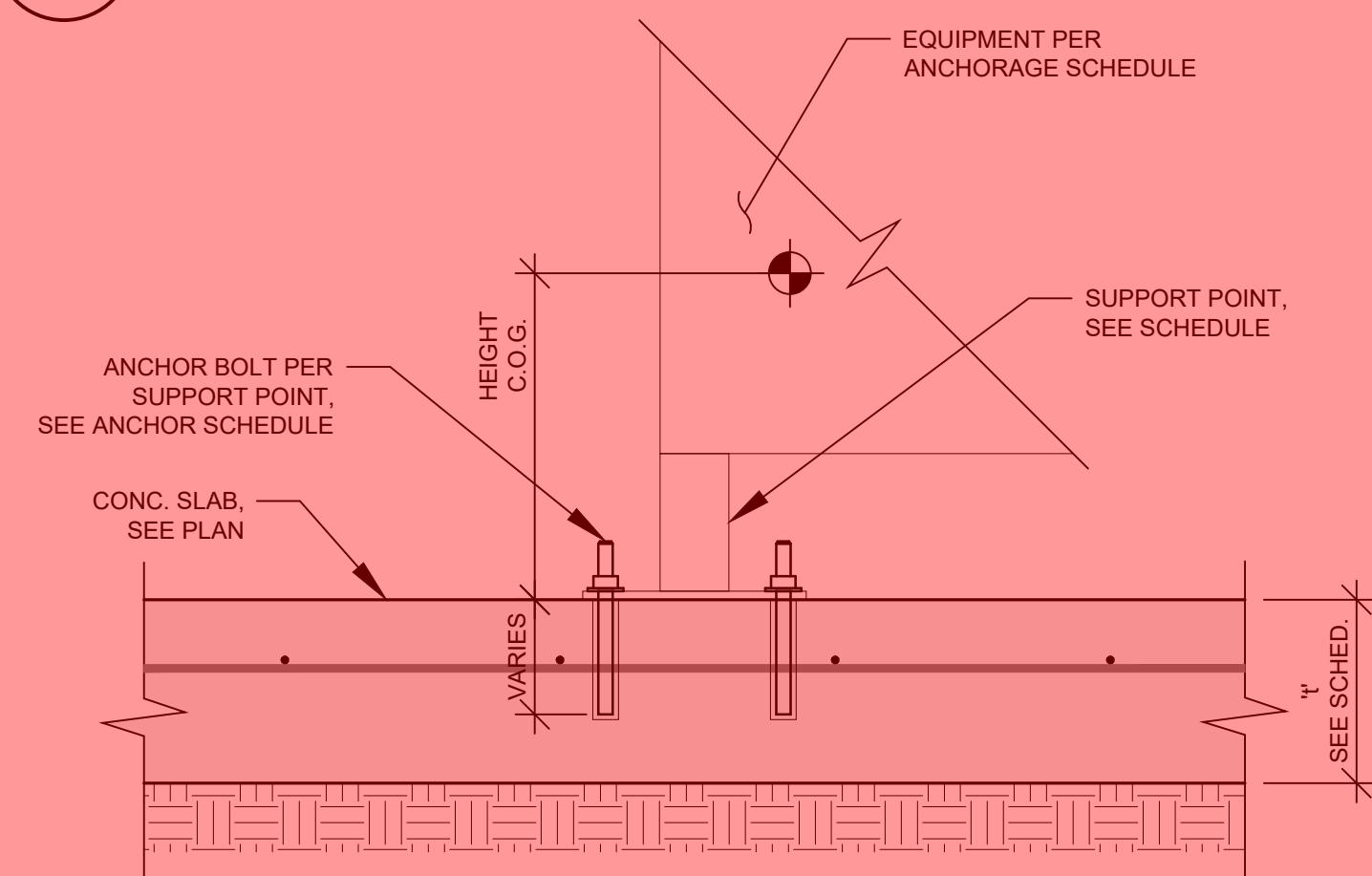
ANCHORAGE SCHEDULE											
ITEM NO.	UNIT NAME	MAX WIDTH (IN)	MAX LENGTH (IN)	MAX HEIGHT (IN)	MAX C.O.G. (IN)	MAX WEIGHT (LBS)	TOTAL SUPPORT POINTS	# OF ANCHORS PER SUPPORT	ANCHOR SIZE/EMBED.	DETAIL NUMBER	CONC. PAD THICKNESS (IN)
(1)	BOILER & COMBUSTOR	83	153	103	95	70,000	4	-	-	4/S4.6	8
(2)	CERAMIC FILTER	180	210	350	242	29,000	6	(4)	1/2" Ø F1554 Gr. 36 THRD. ROD w/ 3"x3"x3/4" PL. WASHER, DBLD. NUT. 8" EMBED.	3/S4.6	8
(3)	1000 GAL AMMONIA TANK	81 Ø	69	35	6,200	6,200	4	4	3/4" Ø TITEN HD SCREW ANCHORS W/ 4.0" NOMINAL EMBED.	3/S2.6	8
(4)	DSI SKID	58	63	150	89	2,725	4	3	3/4" Ø TITEN HD SCREW ANCHORS W/ 4.0" NOMINAL EMBED.	2/S2.6	6
(5)	5000 GAL STORAGE TANK	84 Ø	230	121	51,500	51,500	1	6	1/2" Ø F1554 Gr. 36 THRD. ROD w/ 3"x3"x3/4" PL. WASHER, DBLD. NUT. 8.25" EMBED.	2/S4.6	12
(6)	I.D. FAN	39	53	54	32	1,550	3	2	3/4" Ø TITEN HD SCREW ANCHORS W/ 4.0" NOMINAL EMBED.	2/S2.6	8
(7)	STACK	24 Ø	604	273	3,800	3,800	12	1	1/2" Ø F1554 Gr. 36 C.I.P. THREADED ROD W/ RING PL W/ 20" MIN. EMBED.	1/S4.6	48
(8)	COMBUSTION AIR PRE-HEATER	57	145	158	88	11,000	4	4	1/2" Ø F1554 GR. 36 THREADED ROD W/ SET-3G EPOXY & 5" NOMIN. EMBED.	2/S2.6	8
(9)	COMBUSTION AIR P.H. FAN	28	36	40	24	620	3	2	3/4" Ø TITEN HD SCREW ANCHORS W/ 4.0" NOMINAL EMBED.	2/S2.6	8
(10)	ASH CONVEYOR	26	322	197	TBD	30,000 +/-	4	4	-	-	8
(11)	PRE-SORTER FUEL BIN CONVEYOR	26	870	252	81	7,800	16	2	3/8" Ø F1554 GR. 36 THREADED ROD W/ SET-3G EPOXY & 4" NOMIN. EMBED.	2/S2.6	8
(12)	FUEL SORTER	74	90	91	53	2,027	4	4	3/4" Ø TITEN HD SCREW ANCHORS W/ 4.0" NOMINAL EMBED.	2/S2.6	8
(13)	POST-SORTER FUEL CONVEYOR	33	114	-	91	4,100	4	4	3/4" Ø TITEN HD SCREW ANCHORS W/ 4.0" NOMINAL EMBED.	2/S2.6	8
(14)	BIN WALL AND AUGER	6	576	216	110 +/-	13,764	4	4	3/4" Ø TITEN HD SCREW ANCHORS W/ 4.0" NOMINAL EMBED.	5/S4.6 (7/S4.6 FOR PARALLEL)	-
(15)	METERING BIN	35	170	163	125	1,328	2	4	3/4" Ø TITEN HD SCREW ANCHORS W/ 4.0" NOMINAL EMBED.	2/S2.6	8
(16)	AIR COMPRESSOR	TBD	TBD	TBD	TBD	TBD	-	-	-	-	-
(17)	WCOG HEAT EXCHANGER STAND	TBD	TBD	TBD	TBD	2,000 +/-	2	2	-	2/S2.6	8
(18)	WCOG SHAKER	35	71	30	8	1,220	1	14	MIN. ANCHOR SIZE AND EMBED. TO BE 3/4" Ø F1554 GR. 36 THRD. ROD W/ SET-3G EPOXY & 6" NOMIN. EMBED.	-	8

- NOTES:  
 1. CONTRACTOR TO VERIFY, ANY DISCREPANCIES MUST BE BROUGHT TO ENGINEER'S ATTENTION  
 2. EQUIPMENT LOCATIONS AND EQUIPMENT BASE PLATES SET BY EQUIPMENT MANUFACTURER  
 3. SEE 2/S2.6 AND 3/S2.6 FOR SCHEMATIC ANCHORAGE DETAIL



3b) EQUIPMENT ANCHORAGE SECTION

3 CIRCULAR EQUIPMENT ANCHORAGE TYP. SCALE: N.T.S.

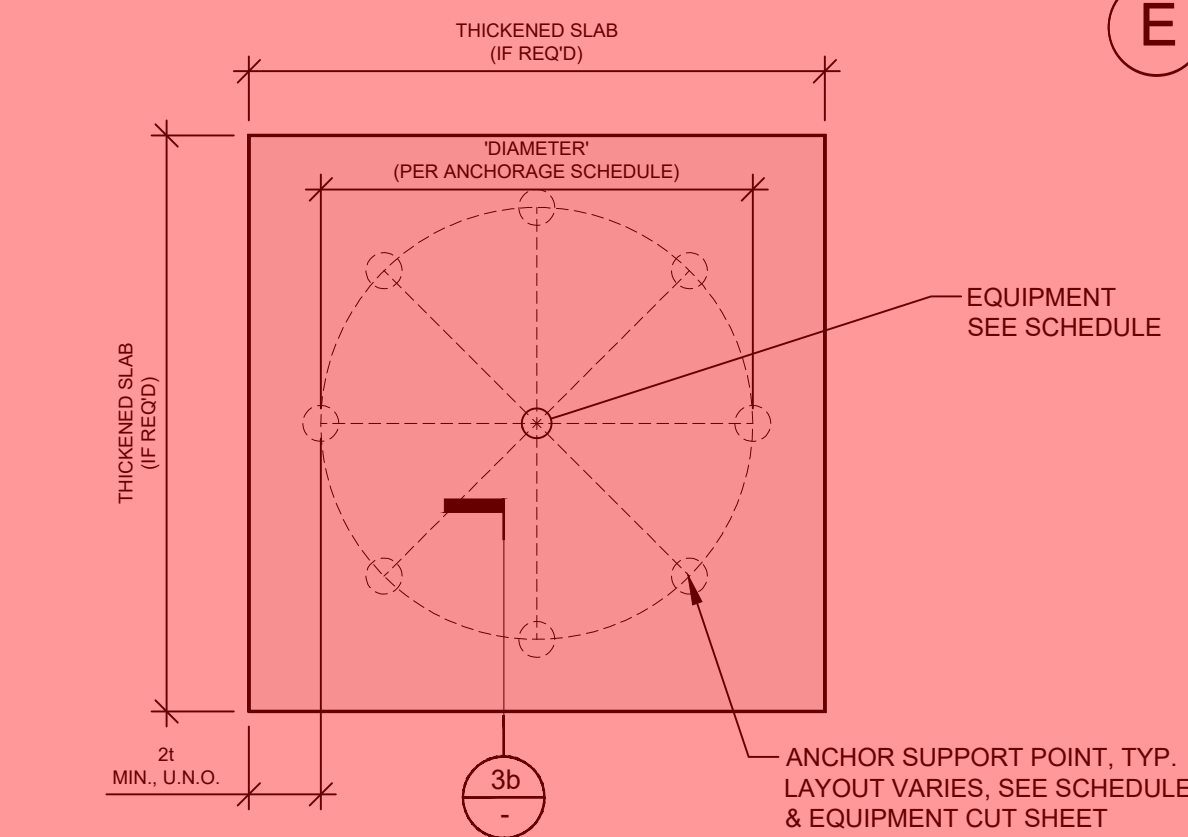


2b) EQUIPMENT ANCHORAGE SECTION

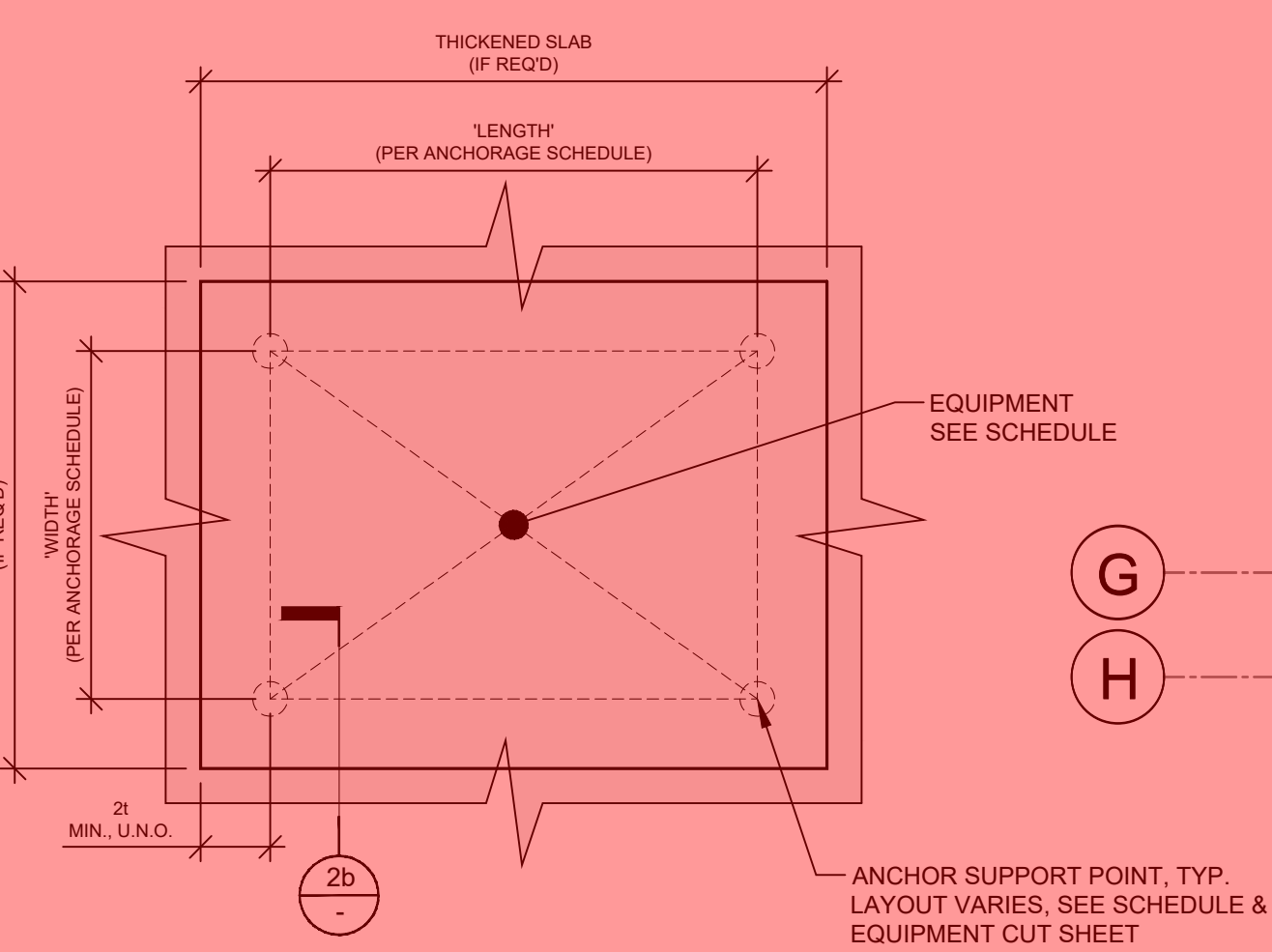
2 RECTANGULAR EQUIPMENT ANCHORAGE TYP. SCALE: N.T.S.



2a) EQUIPMENT ANCHORAGE SECTION



3a) EQUIPMENT PLAN TYP.



2a) EQUIPMENT PLAN TYP.

1 EQUIPMENT ANCHORAGE PLAN SCALE: 3/16" = 1'-0"



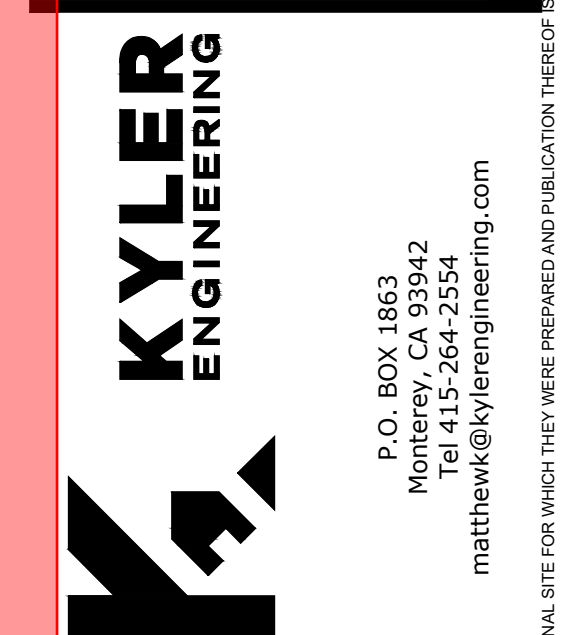
DATE	REVISION

Project Number: 21-074  
 Drawn by: JAJ/JMM/JDC/MRK  
 Date: 03/05/2026  
 Print Date: 03/05/2026

Project Owner:  
**NCSD Wood Energy Facility Project**  
 900 Northstar Drive  
 Truckee, CA 96161  
 APN: 110-081-032

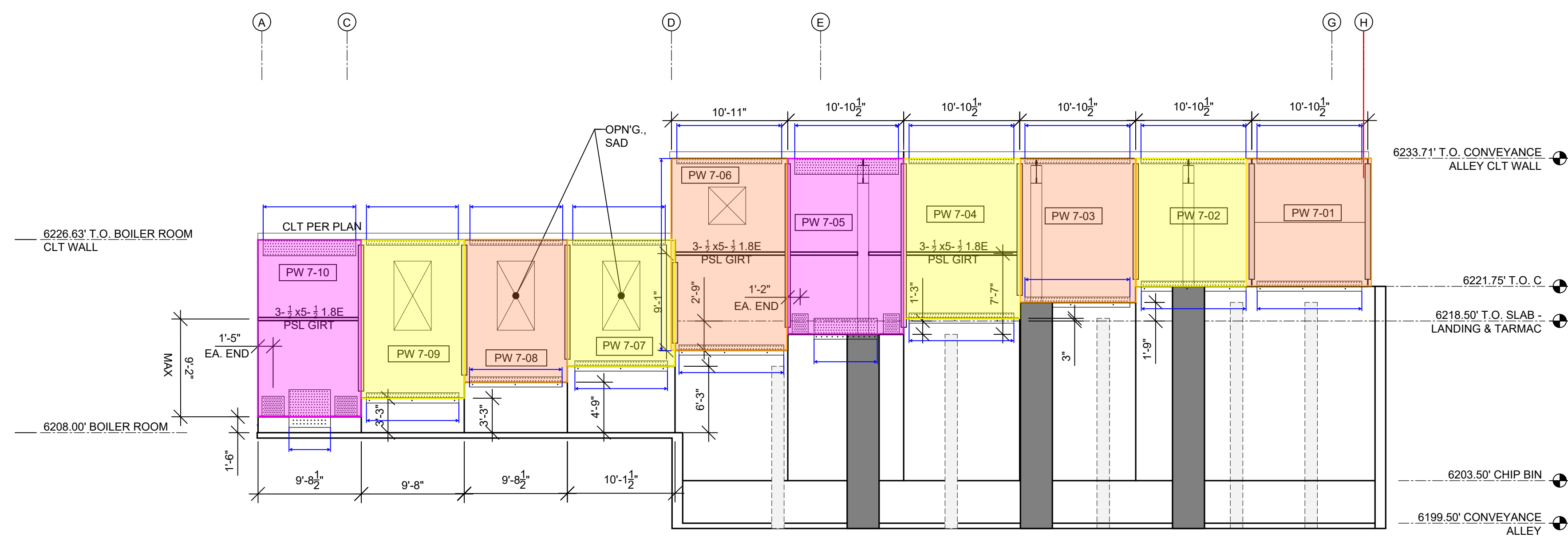


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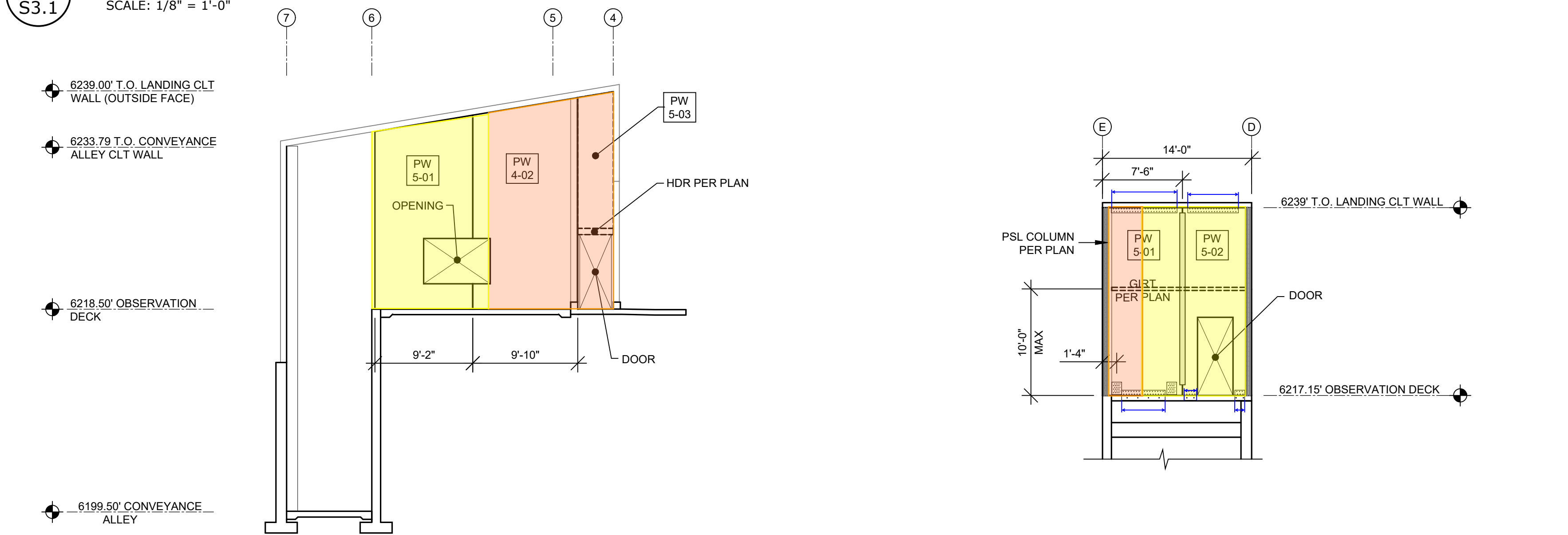
Sheet Title: Equipment Plan  
 Sheet Number: S2.6

FOR PERMIT



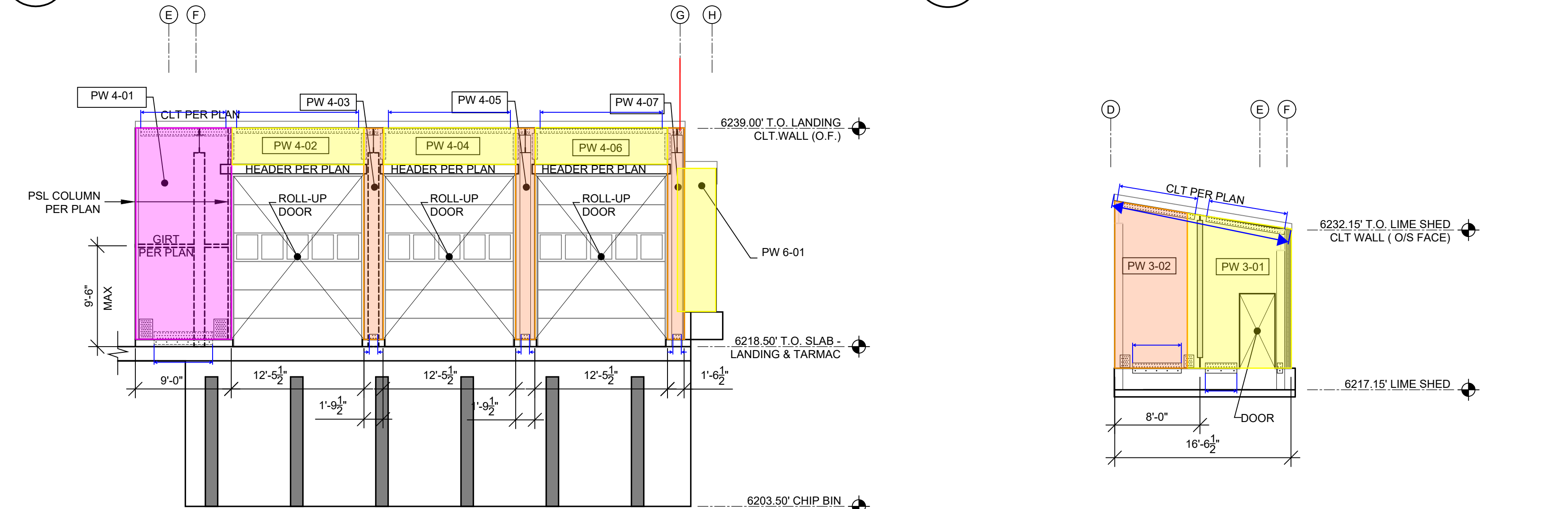
**11** GRIDLINE 7 - INTERIOR ELEVATION

S3.1 SCALE: 1/8" = 1'-0"



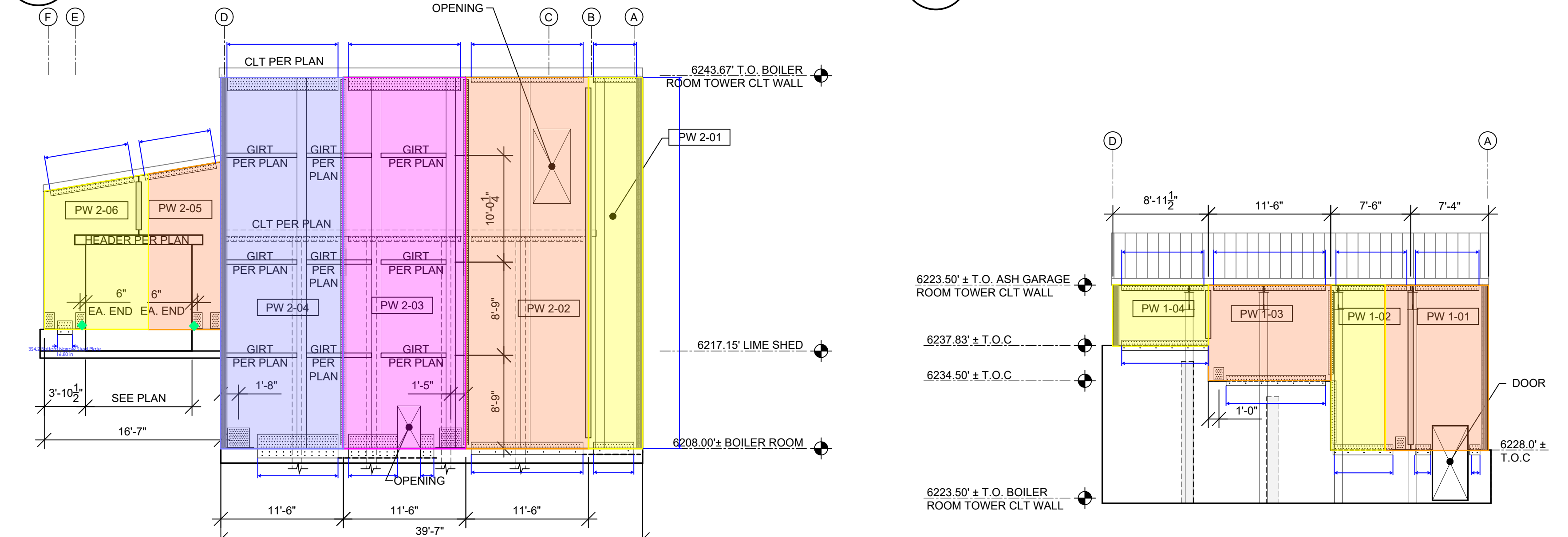
**10** GRIDLINE E - INTERIOR ELEVATION

S3.1 SCALE: 1/8" = 1'-0"



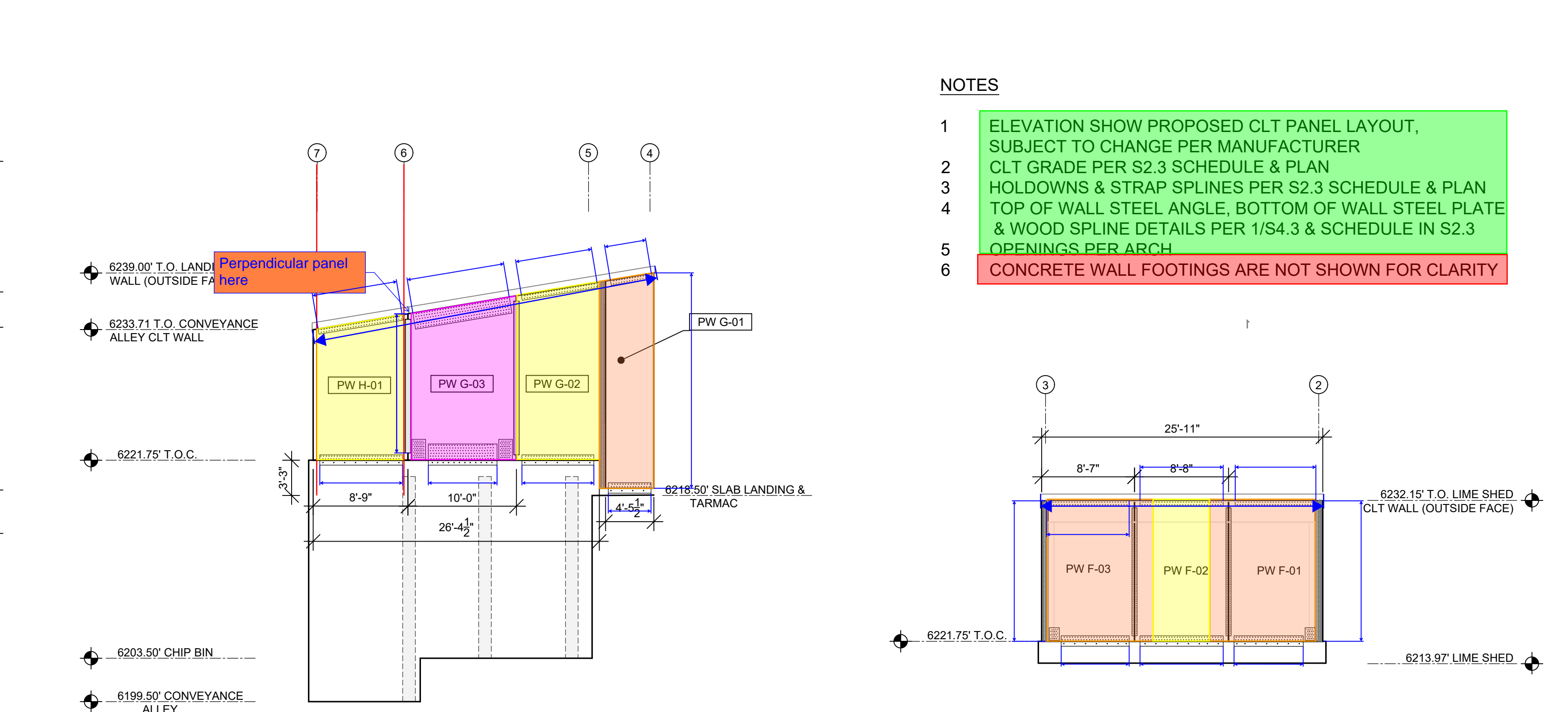
**9** GRIDLINE 4 - EXTERIOR ELEVATION

S3.1 SCALE: 1/8" = 1'-0"



**8** GRIDLINE 2 - INTERIOR ELEVATION

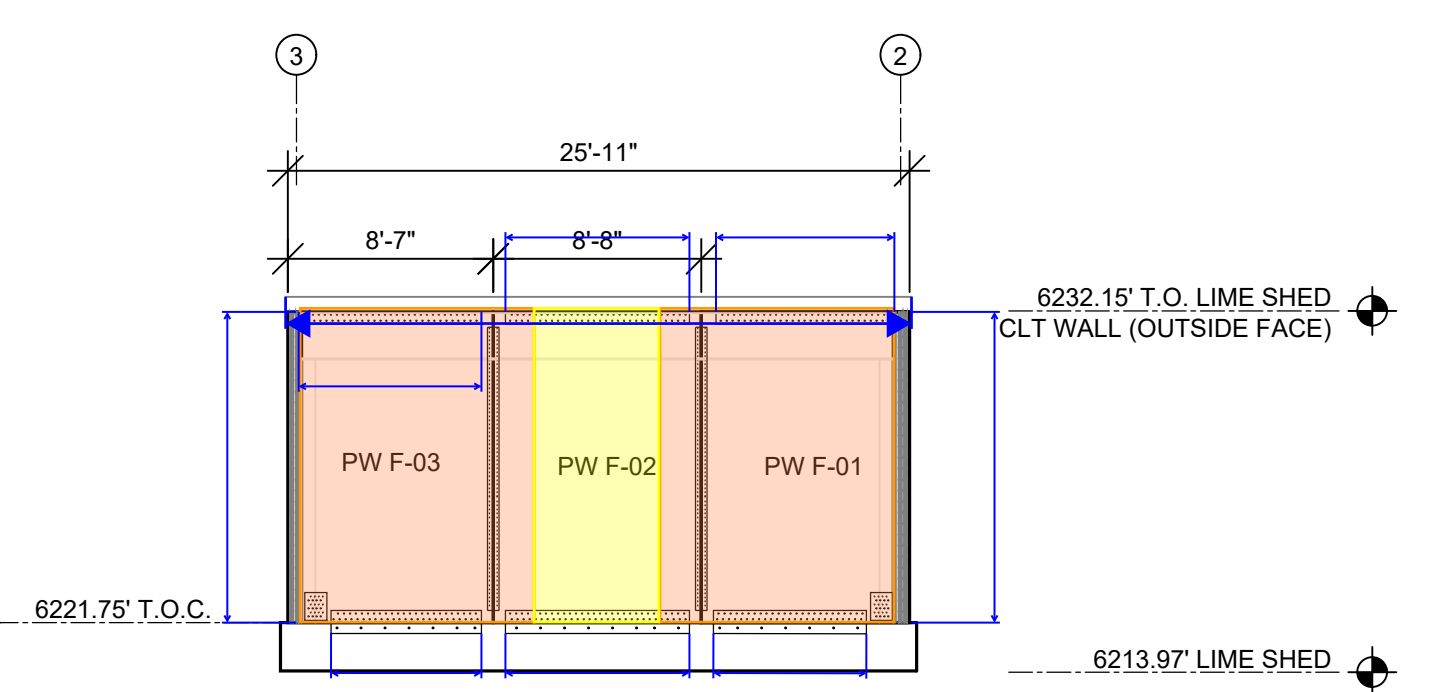
S3.1 SCALE: 1/8" = 1'-0"



**4** GRIDLINE G/H - INTERIOR ELEVATION

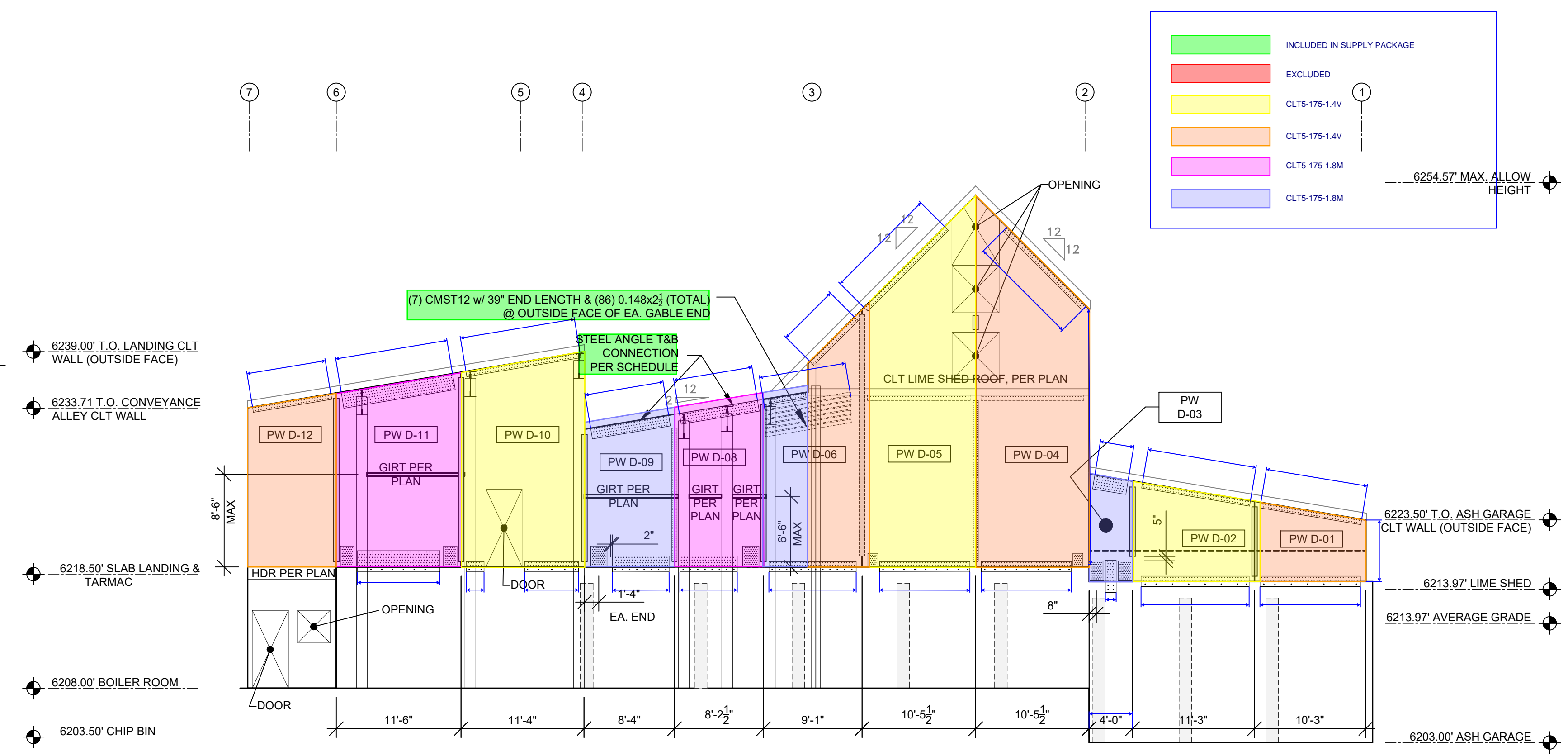
S3.1 SCALE: 1/8" = 1'-0"

- NOTES**
- ELEVATION SHOW PROPOSED CLT PANEL LAYOUT, SUBJECT TO CHANGE PER MANUFACTURER
  - CLT GRADE PER S2.3 SCHEDULE & PLAN
  - HOLD-DOWNS & STRAP SPLINES PER S2.3 SCHEDULE & PLAN
  - TOP OF WALL STEEL ANGLE, BOTTOM OF WALL STEEL PLATE & WOOD SPLINE DETAILS PER 1/S4.3 & SCHEDULE IN S2.3
  - OPENINGS PER ARCH
  - CONCRETE WALL FOOTINGS ARE NOT SHOWN FOR CLARITY



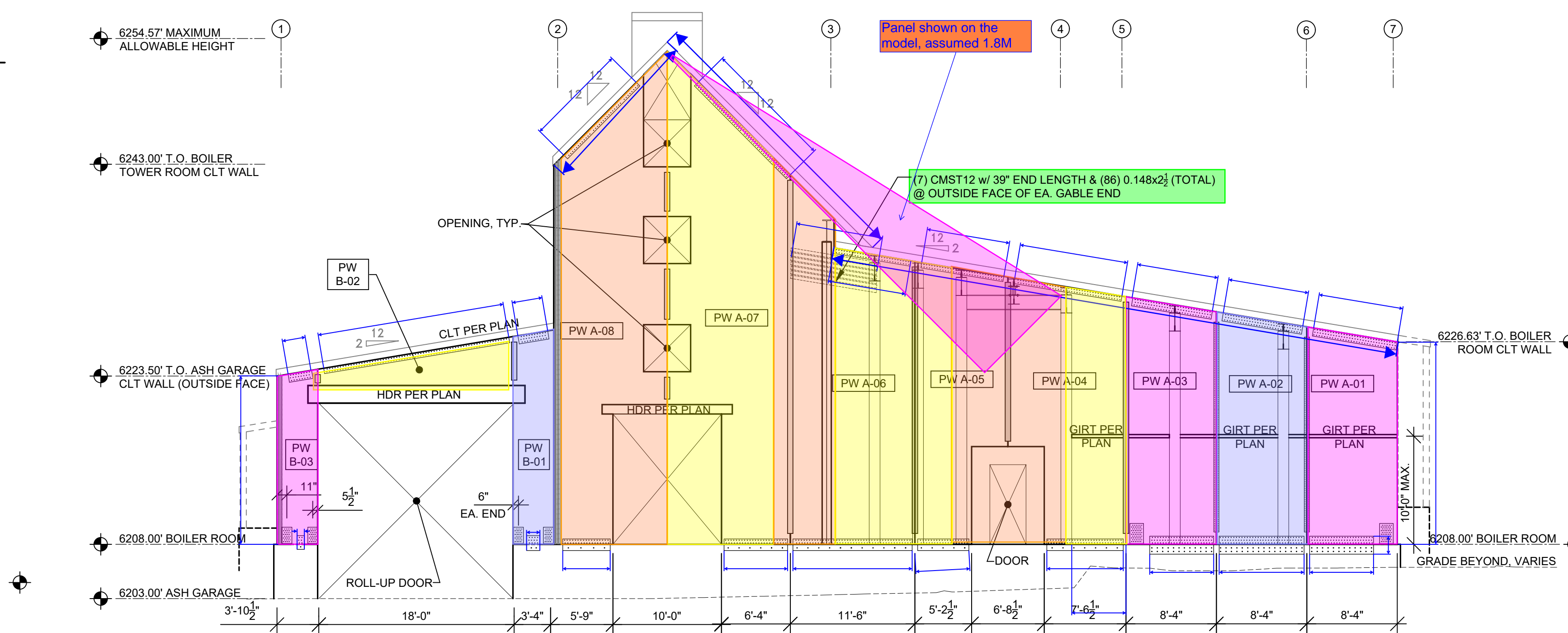
**3** GRIDLINE F - INTERIOR ELEVATION

S3.1 SCALE: 1/8" = 1'-0"



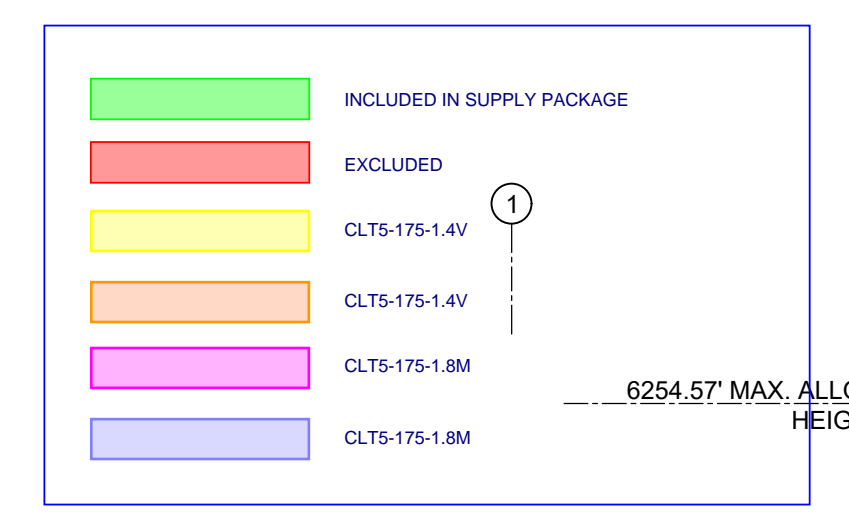
**2** INTERIOR ELEVATION ALONG GRIDLINE D

S3.1 SCALE: 1/8" = 1'-0"



**1** INTERIOR ELEVATION ALONG GRIDLINES A & B

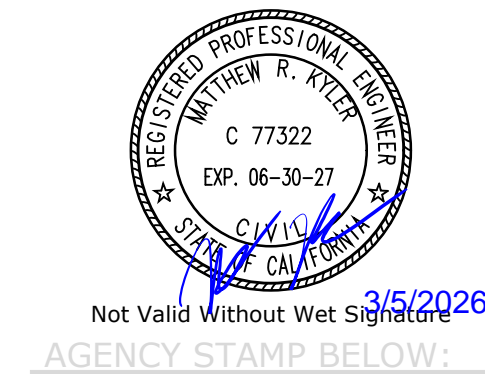
S3.1 SCALE: 1/8" = 1'-0"



Date

Revision	Project Number	Drawn by	Date	Print Date
	21-074	JAL/JMM/JDC/WRK	03/05/2026	03/05/2026

**Project / Owner**  
**NCSD Wood Energy Facility Project**  
 900 Northstar Drive  
 Truckee, CA 96161  
 APN: 110-081-032



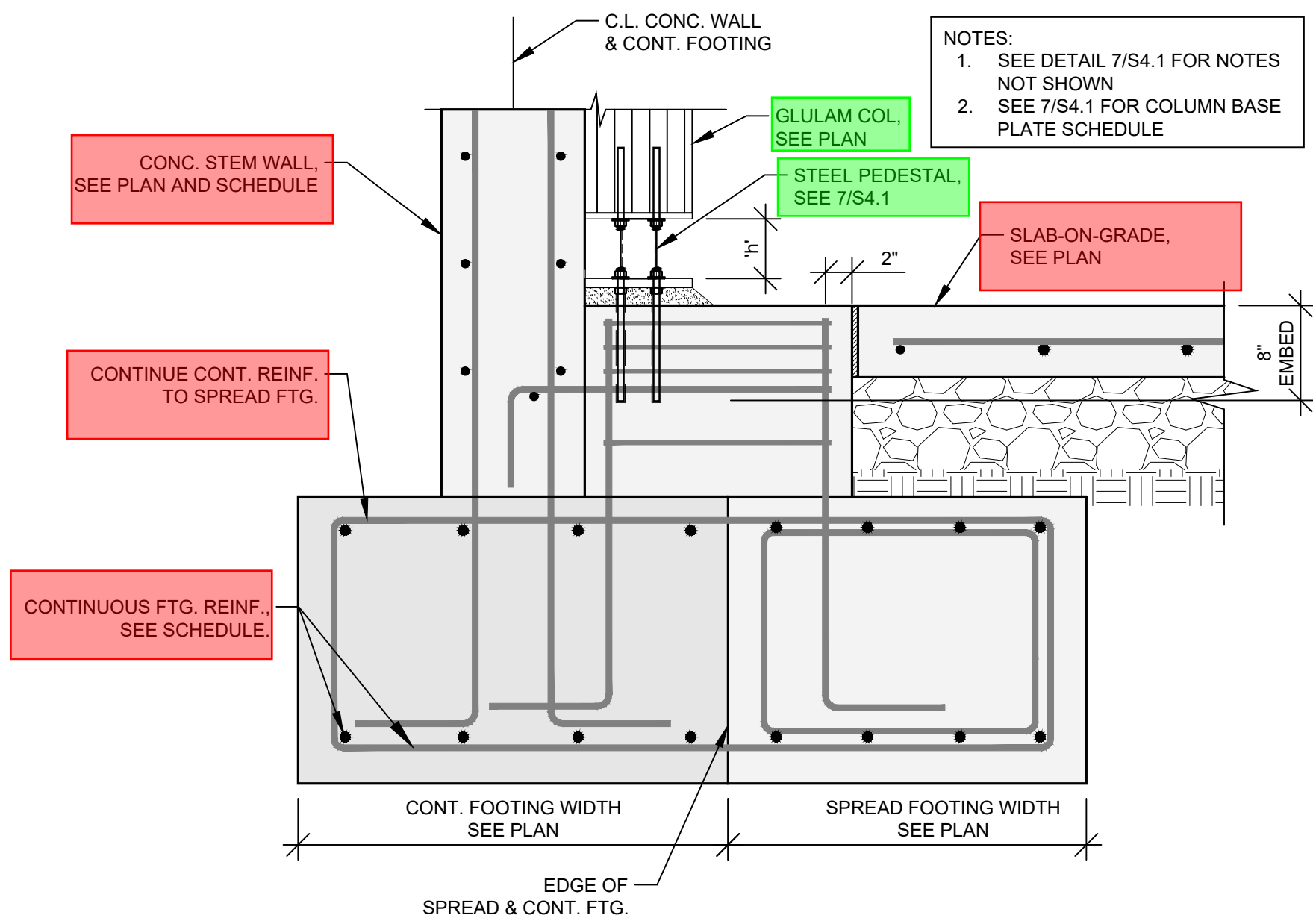
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Sheet Title  
**Structural Elevation Views**

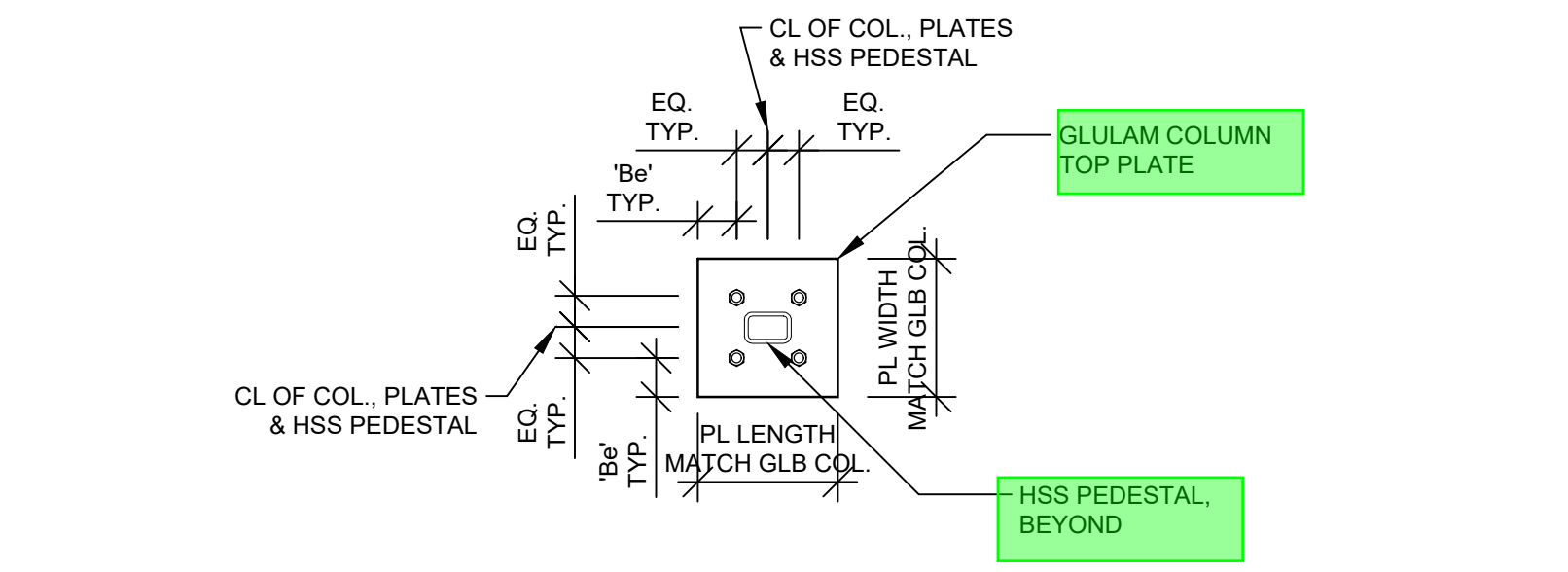
Sheet Number  
**S3.1**

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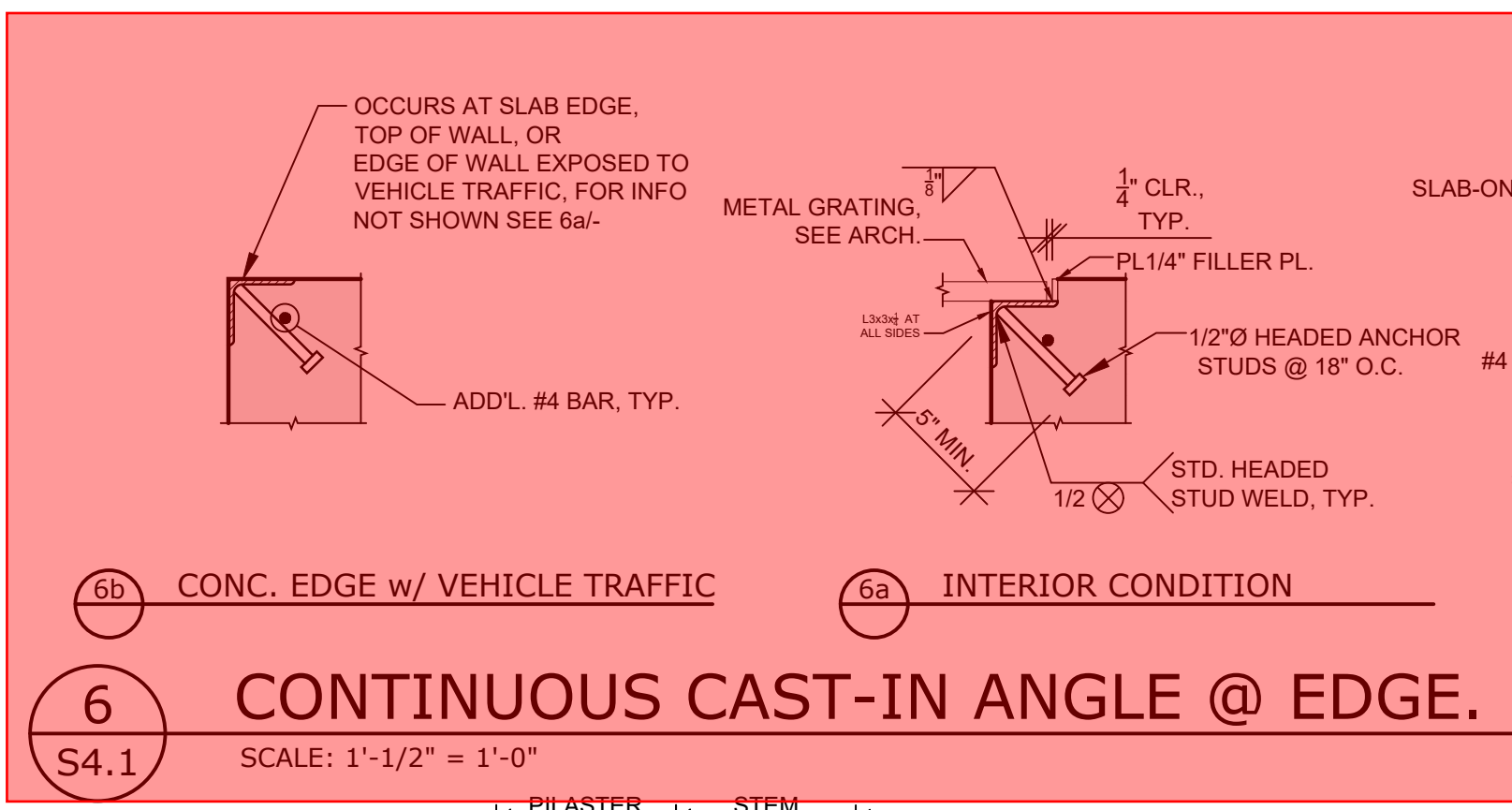


**9** ADJACENT EXTERIOR SPREAD FTG.  
S4.1 SCALE: 1" = 1'-0"

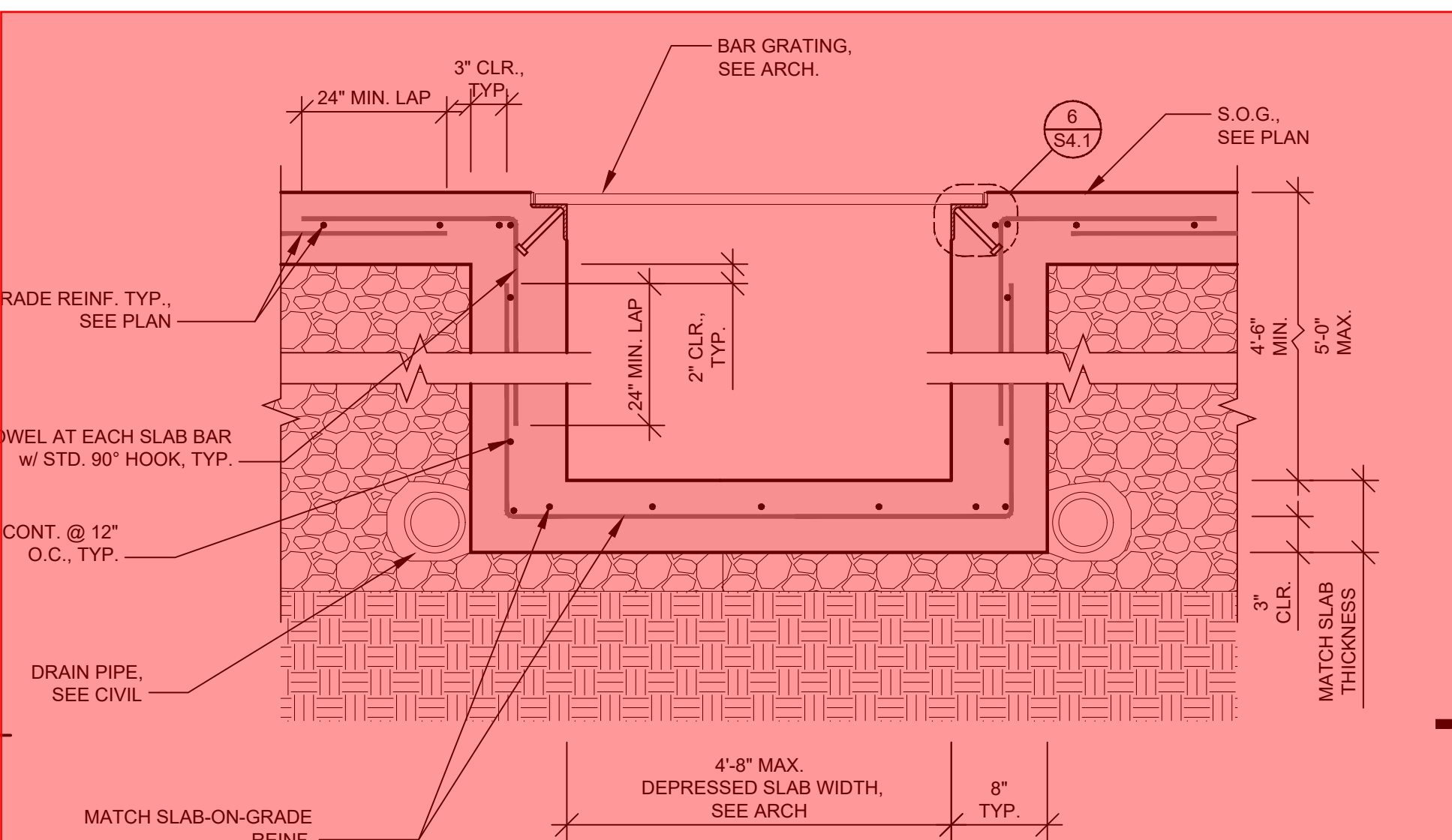
COLUMN SIZE	TOP & BASE PLATE THICKNESS	BOLT DIAMETER	'b' BOLT EDGE DISTANCE	STEEL PEDESTAL	'h' PEDESTAL HEIGHT	ANCHOR DIAMETER	'a' BOLT DISTANCE	ANCHOR EMBED.
8" X 9"	PL3/4	3/4"	2.5"	HSS3X2X3/8	4" MIN 6" MAX	3/4"	2.5"	8.0"
10" X 13.5"	PL3/4	3/4"	2.5"	HSS3X3X3/8	4" MIN 6" MAX	3/4"	2.5"	8.0"
12" X 13.5"	PL3/4	3/4"	2.5"	HSS4X4X3/8	4" MIN 6" MAX	3/4"	2.5"	8.0"



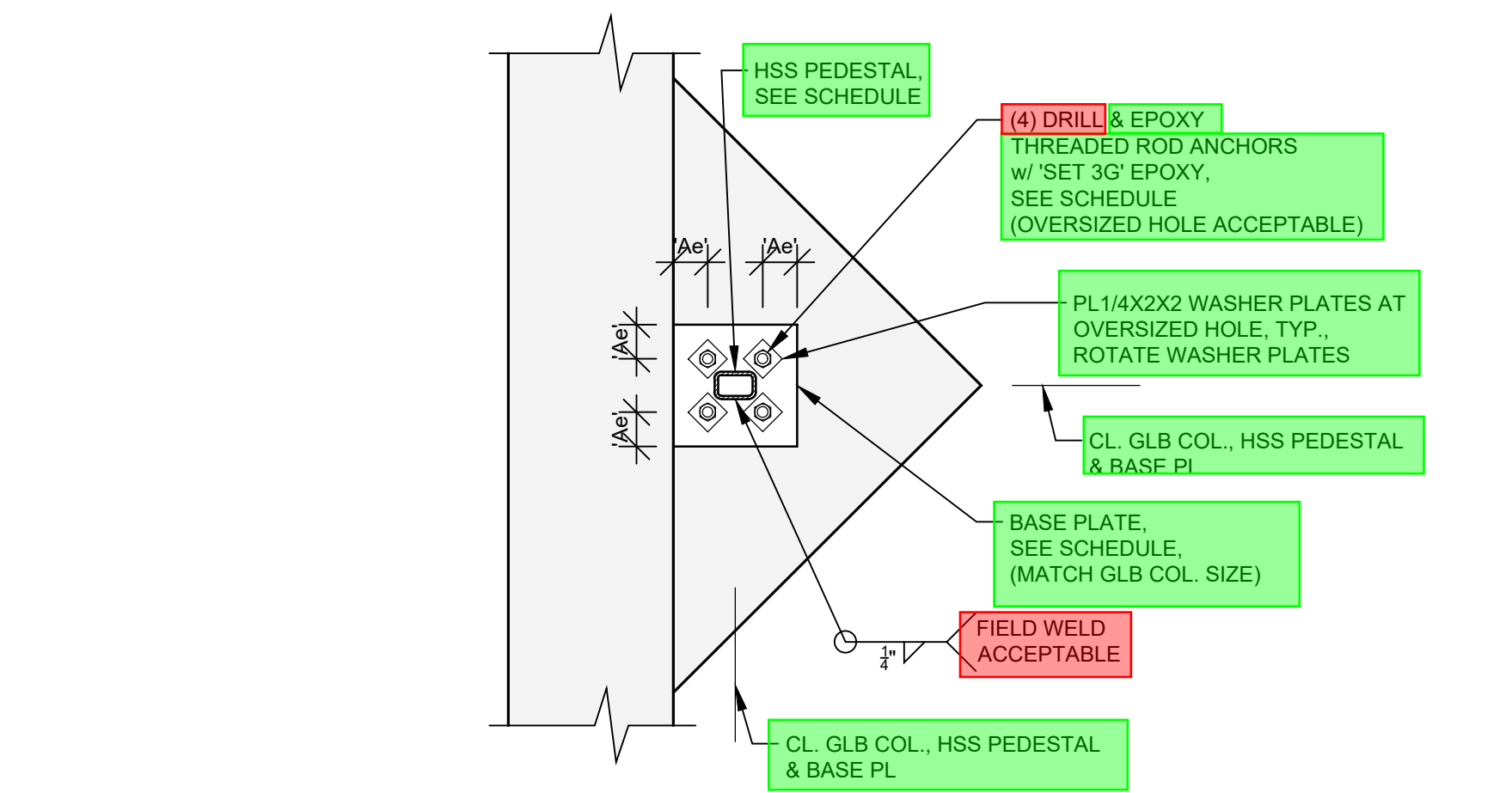
**7** GLULAM COLUMN BASE PLATE SCHEDULE  
S4.1 SCALE: 1" = 1'-0"



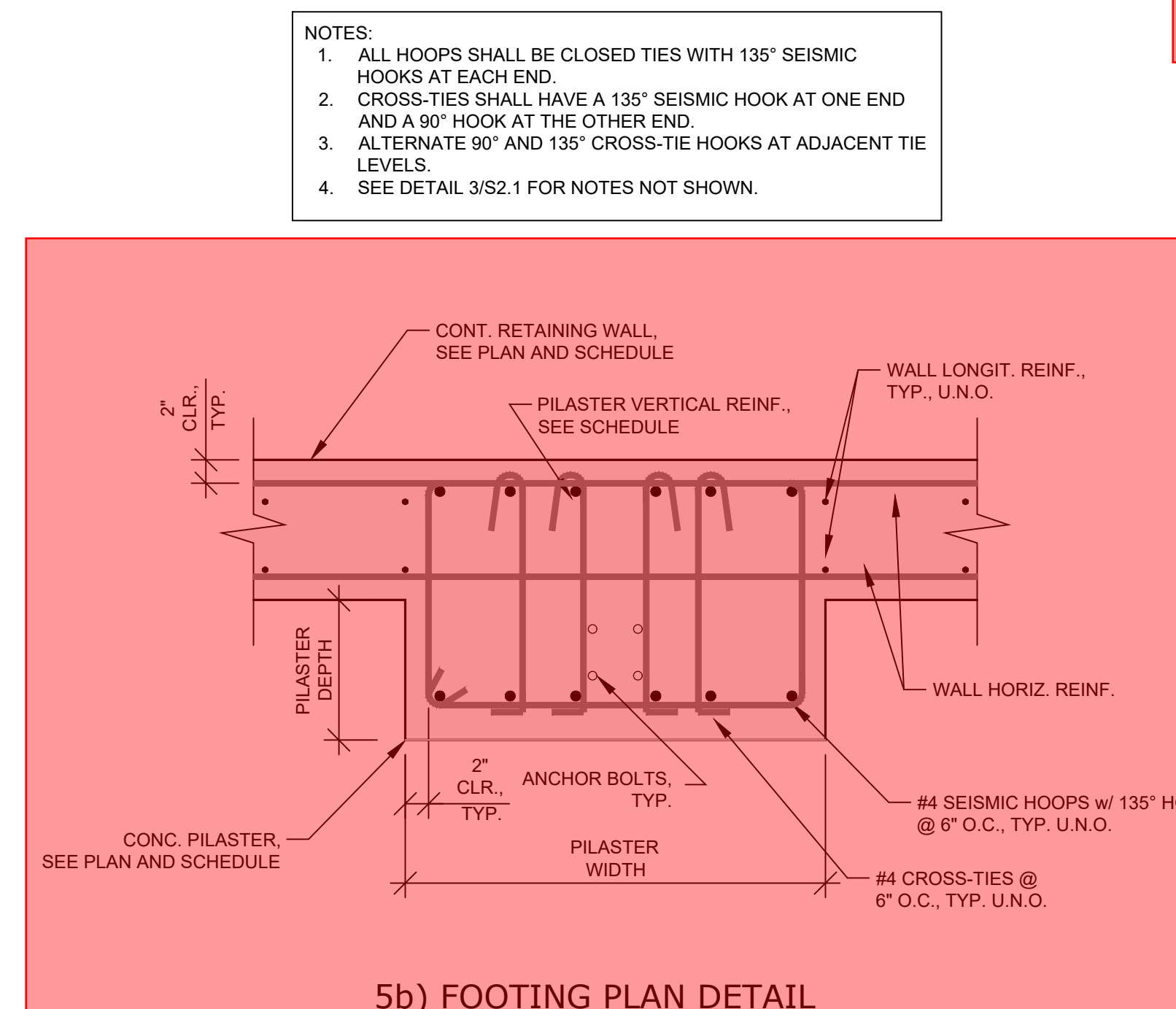
**6** CONTINUOUS CAST-IN ANGLE @ EDGE.  
S4.1 SCALE: 1" = 1'-0"



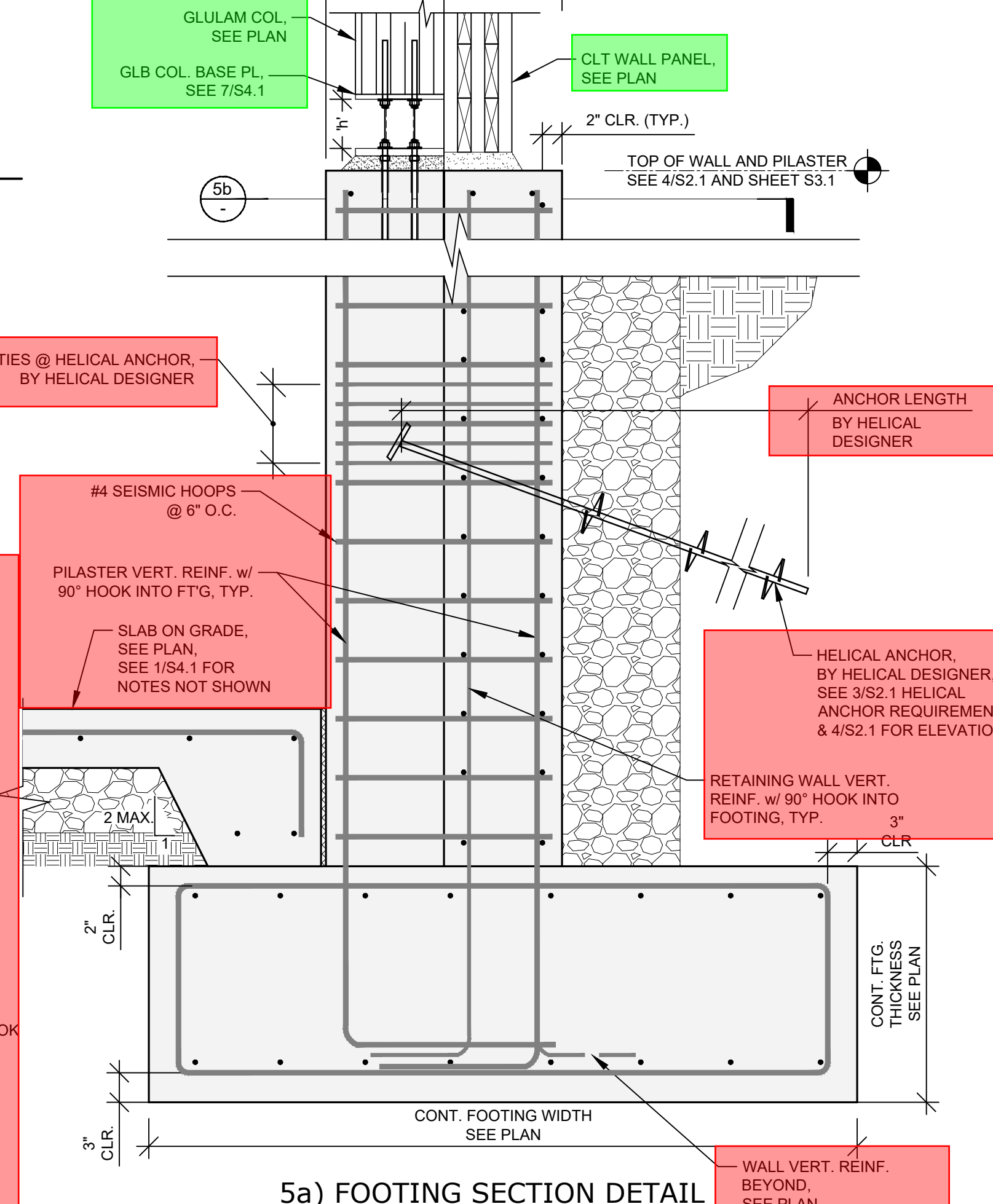
**3** RECESSED REINF. ASH TRENCH CHANNEL  
S4.1 SCALE: 1" = 1'-0"



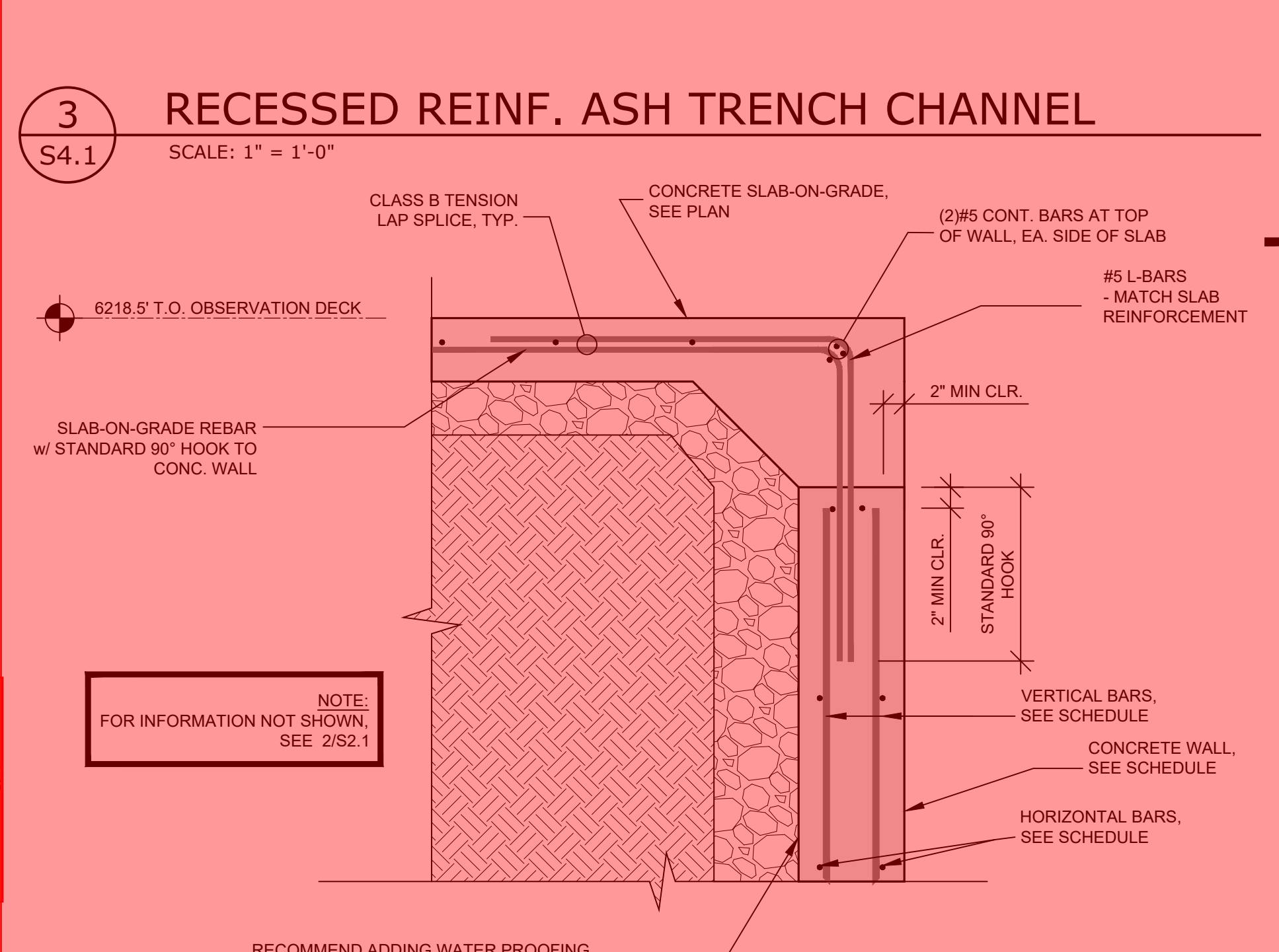
**8b** BASE PLATE PLAN VIEW



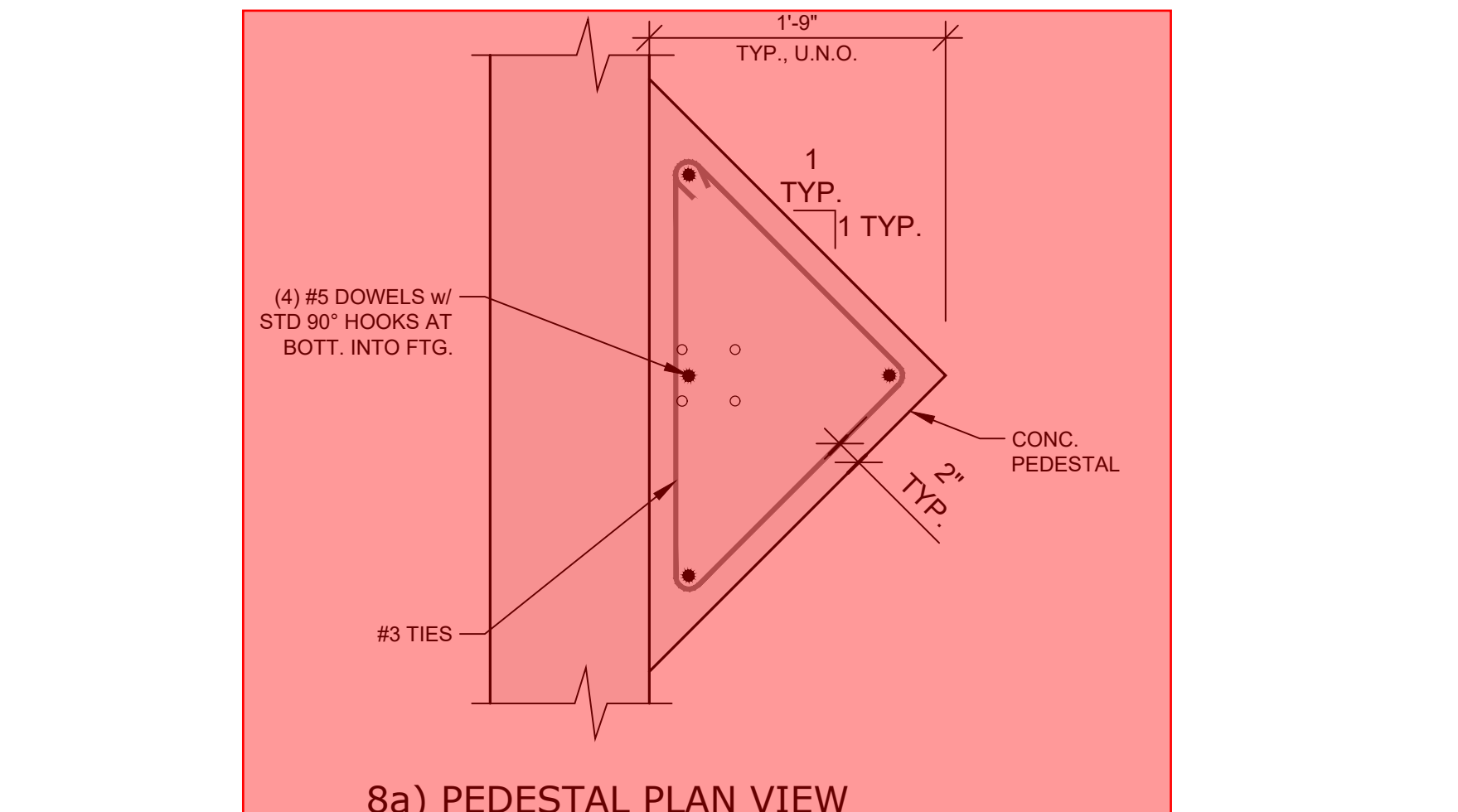
**5** RETAINING WALL AND VERTICAL PILASTER DETAIL AT P2 PILASTER  
S4.1 SCALE: 1" = 1'-0"



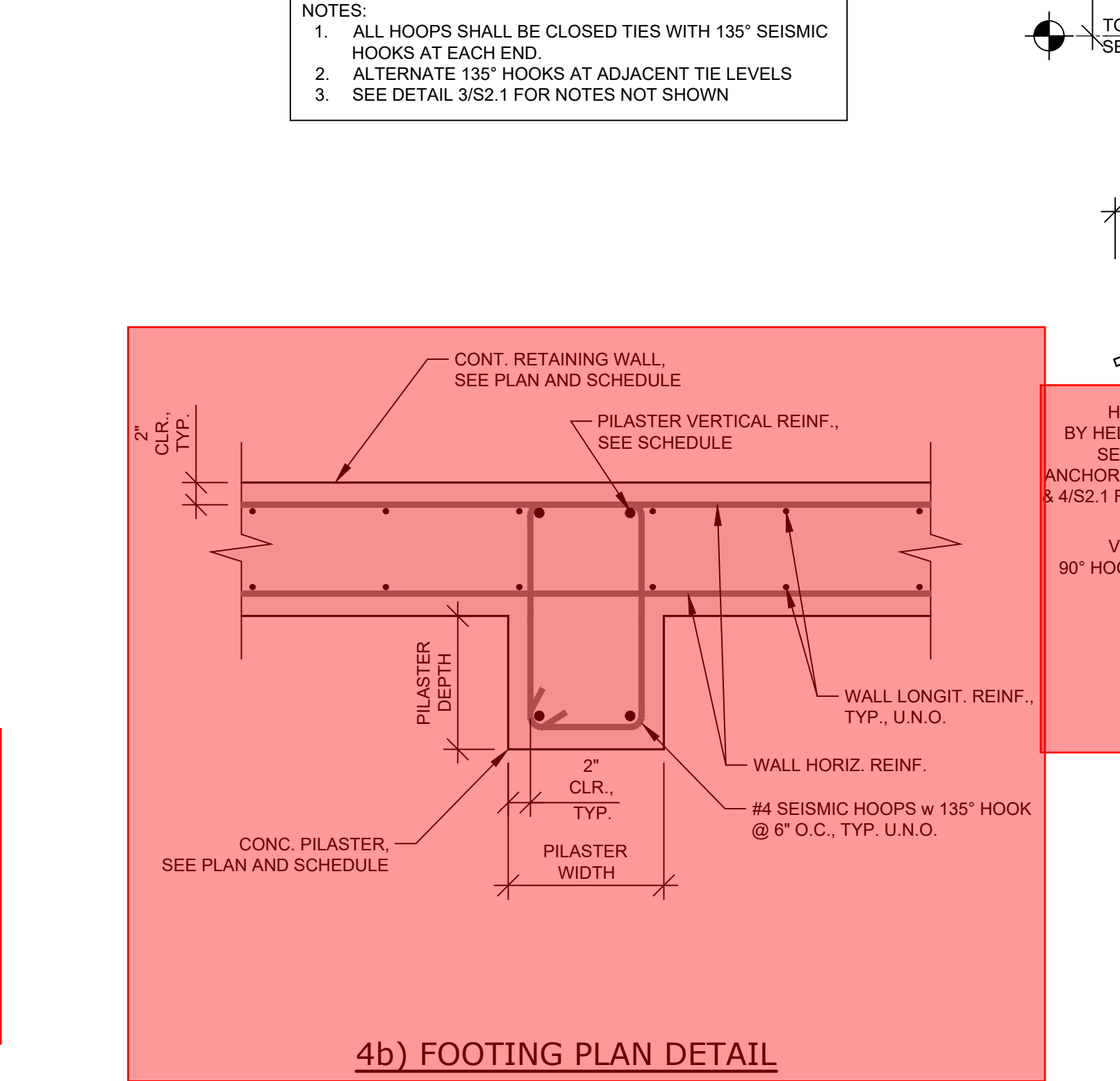
**5a** FOOTING SECTION DETAIL



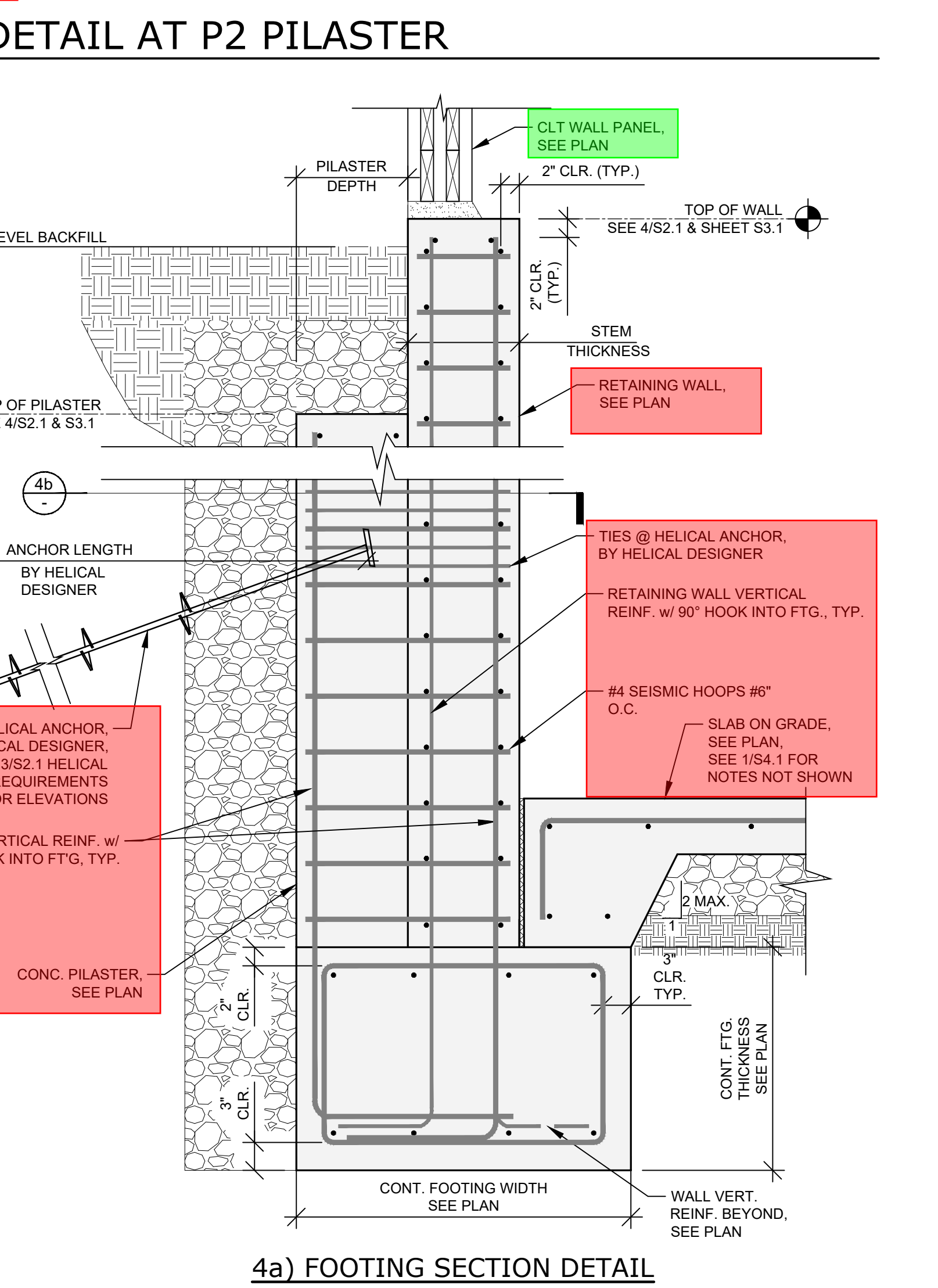
**2** TYPICAL WALL TO SLAB-ON-GRADE CONNECTION  
S4.1 SCALE: 1" = 1'-0"



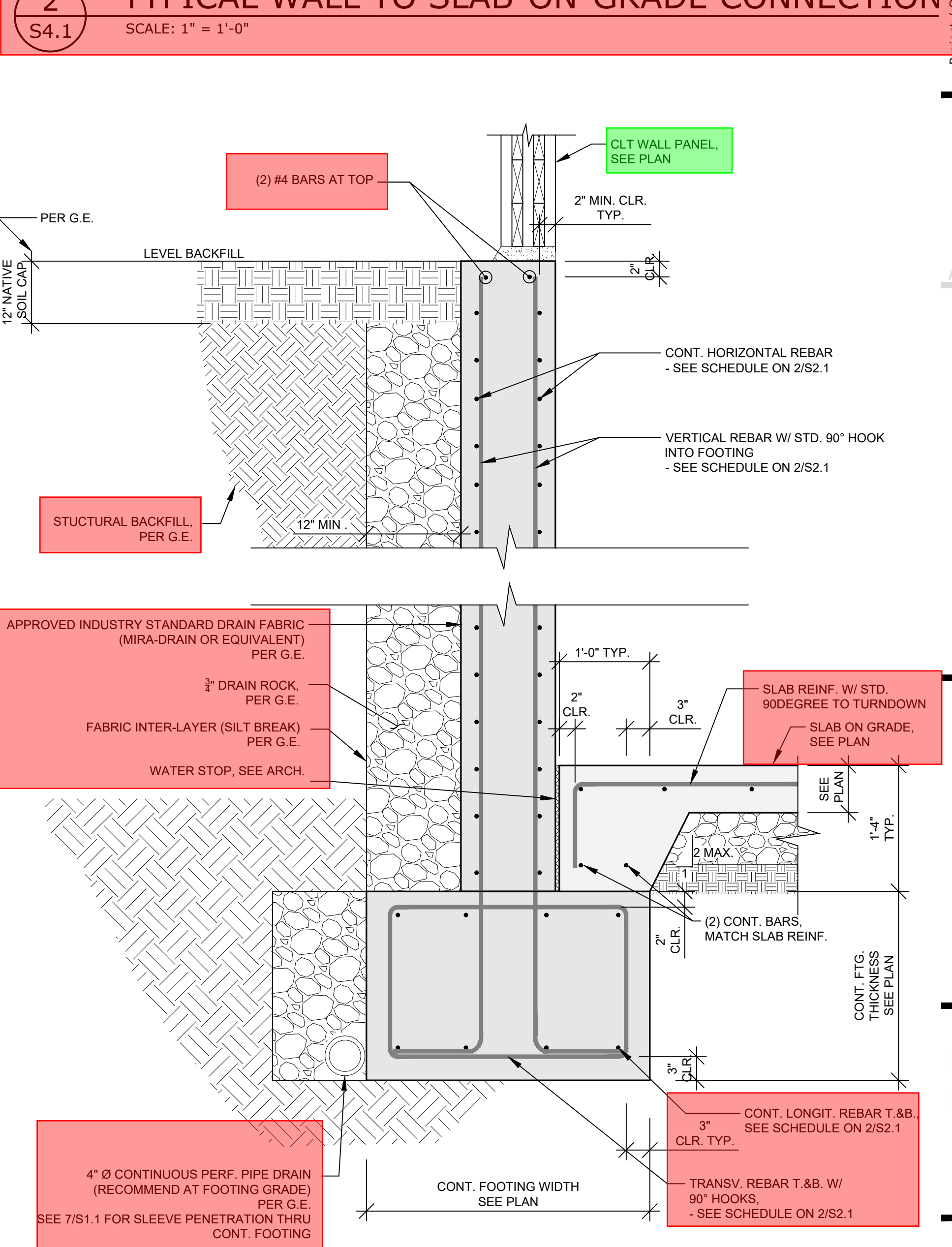
**8a** PEDESTAL PLAN VIEW



**4b** FOOTING PLAN DETAIL



**4a** FOOTING SECTION DETAIL



**1** RETAINING WALL BETWEEN VERTICAL PILASTERS  
S4.1 SCALE: 1" = 1'-0"

**8** GLULAM COLUMN EXTERIOR SPREAD FTG.  
S4.1 SCALE: 1" = 1'-0"

**4** RETAINING WALL AND VERTICAL PILASTER DETAIL  
S4.1 SCALE: 1" = 1'-0"

**1** RETAINING WALL BETWEEN VERTICAL PILASTERS  
S4.1 SCALE: 1" = 1'-0"

Date	Revision

Project Number: 21-074  
 Drawn by: JAL/JMM/JDC/MRK  
 Date: 03/05/2026  
 Print Date: 03/05/2026

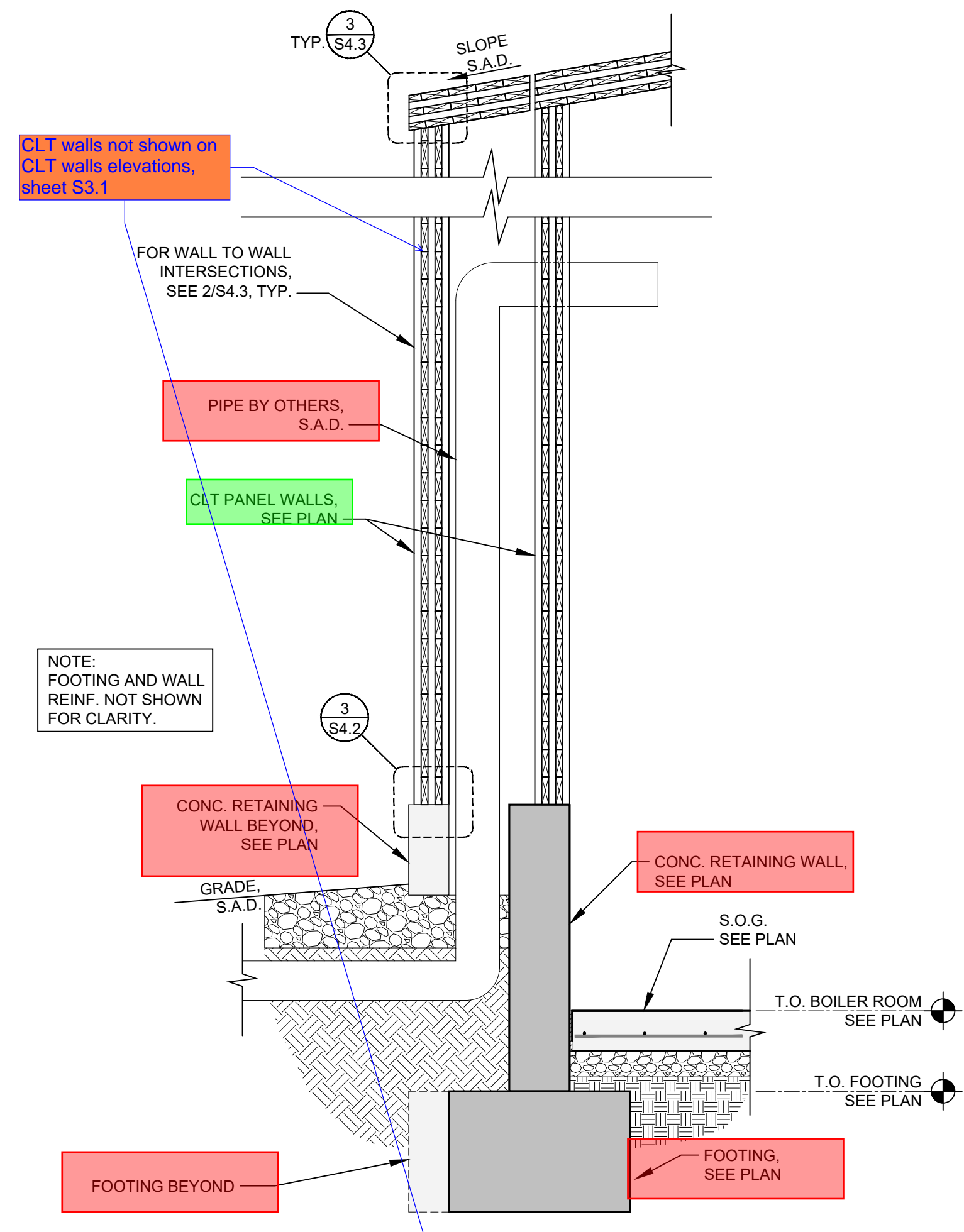


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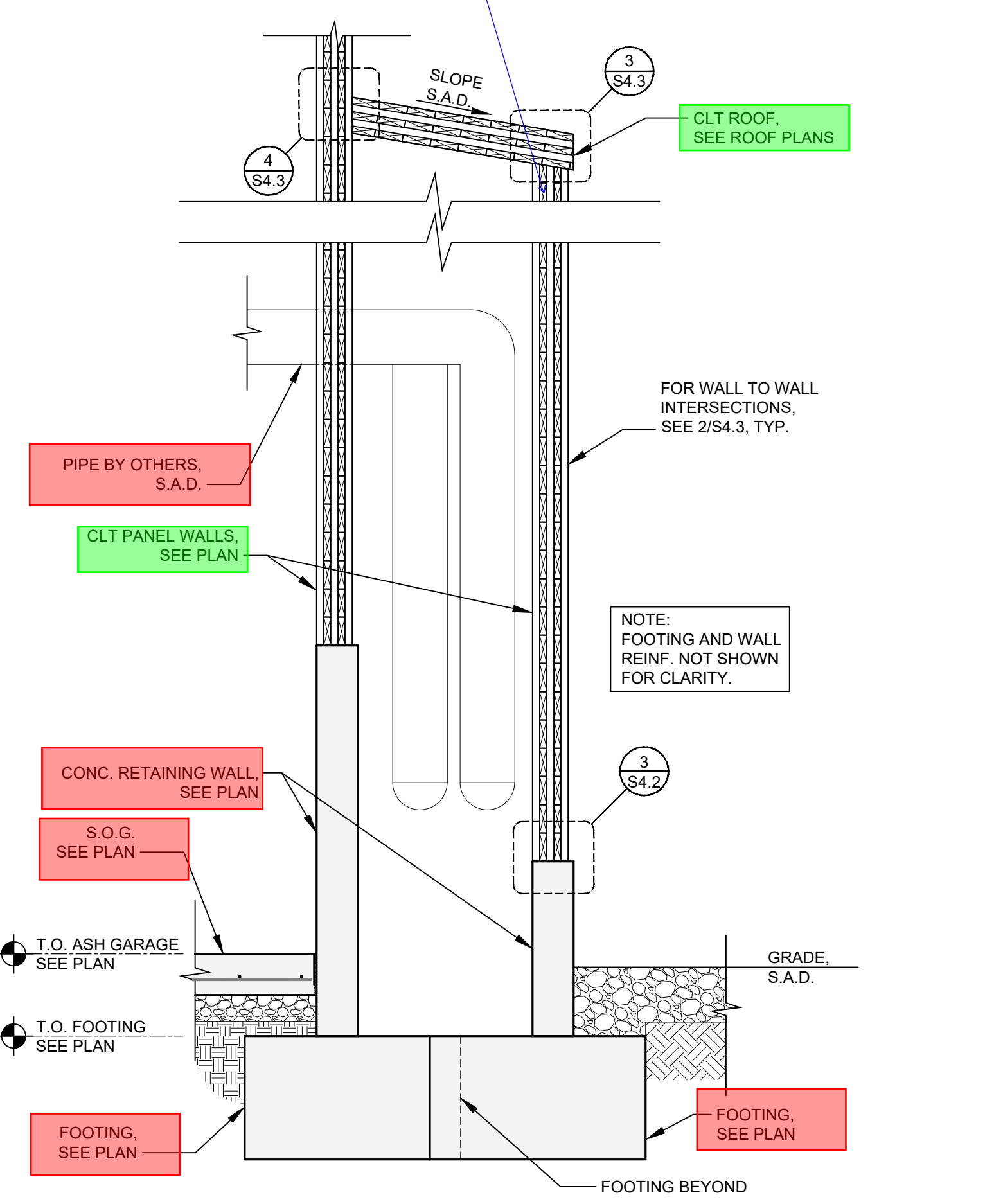
NCSD Wood Energy Facility Project  
 900 Northstar Drive  
 Truckee, CA 96161  
 APN: 110-081-032

Sheet Title: Foundation Details  
 Sheet Number: S4.1

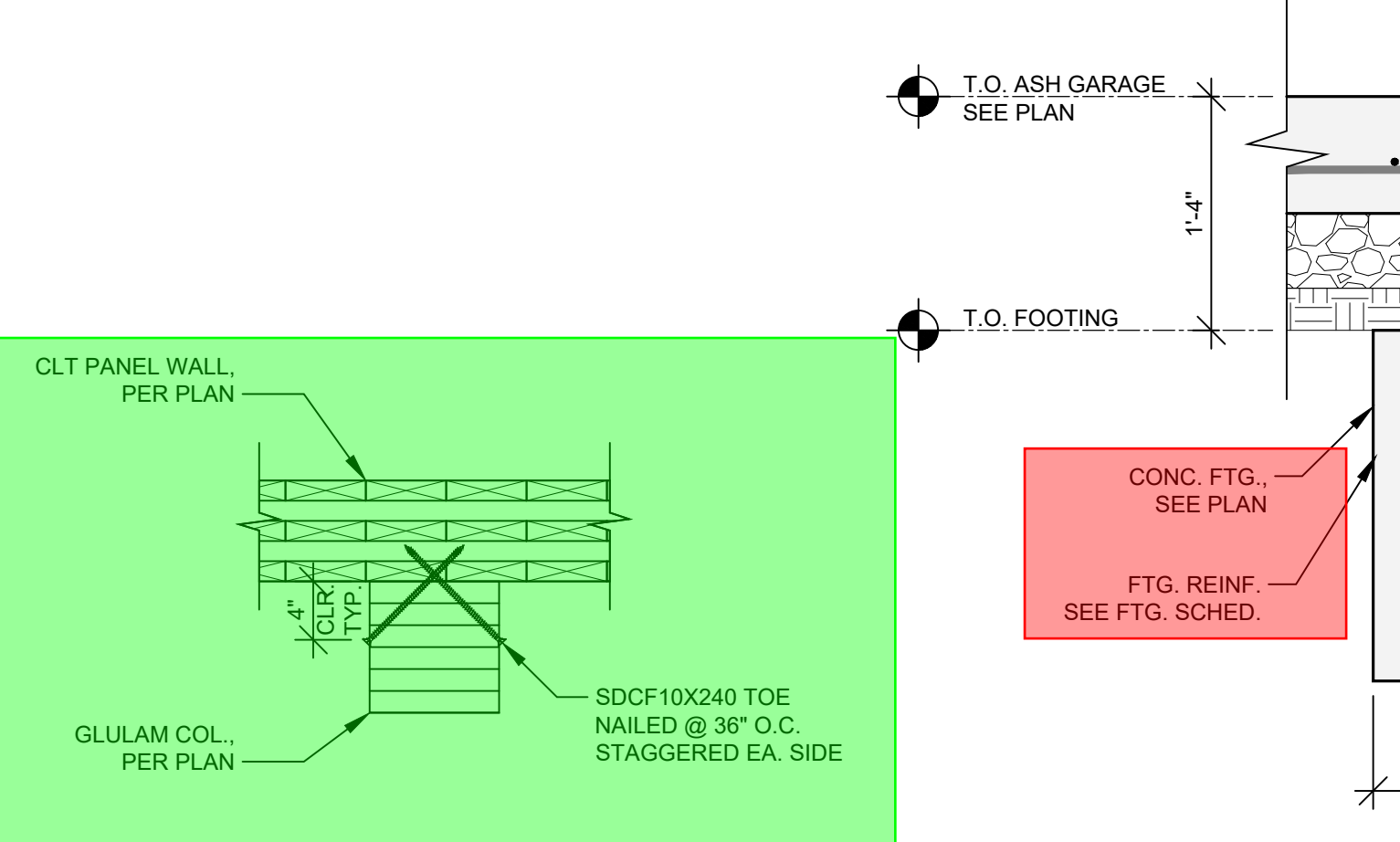
FOR PERMIT



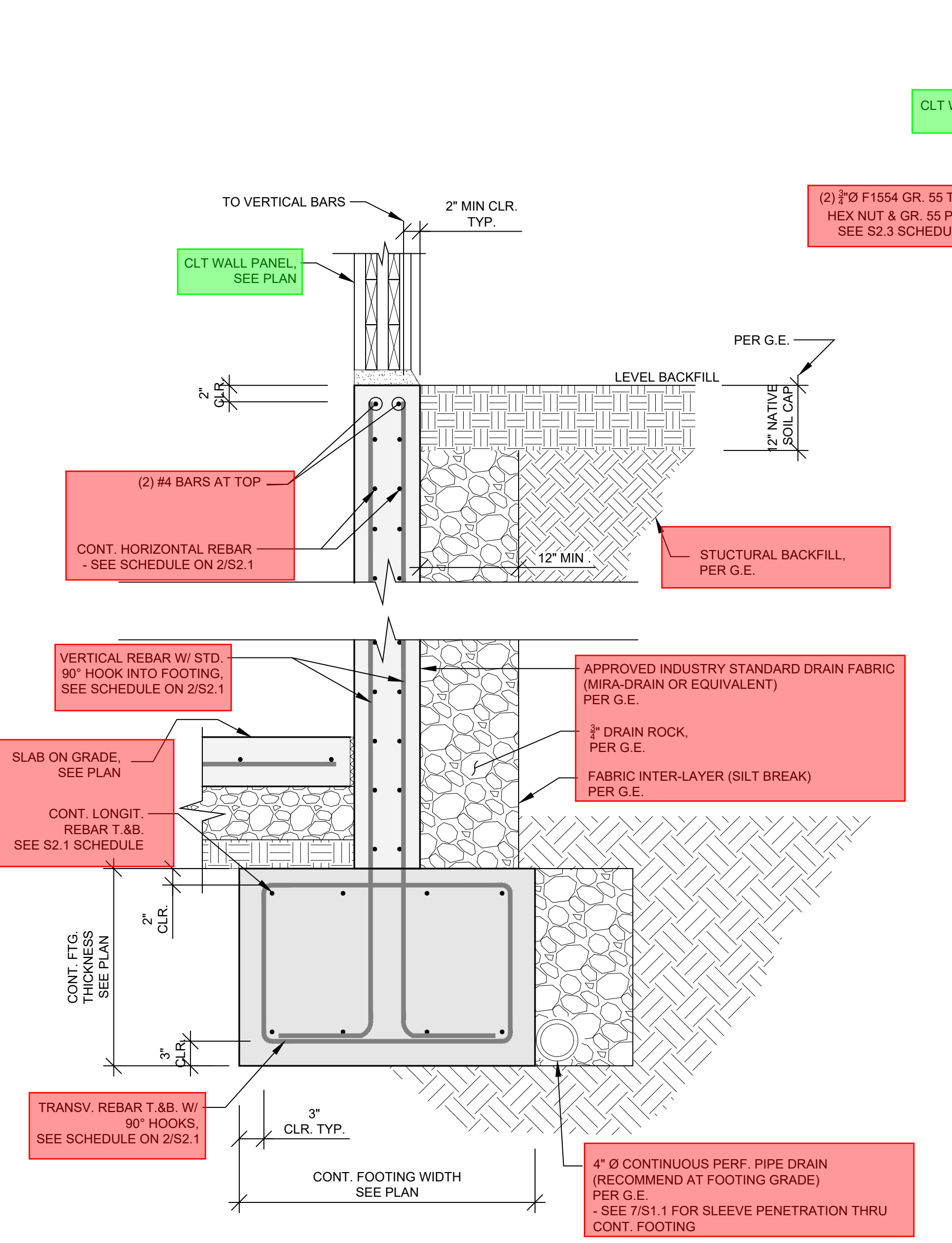
**8 SHED SECTION GL 7**  
SCALE: 1/2" = 1'-0"



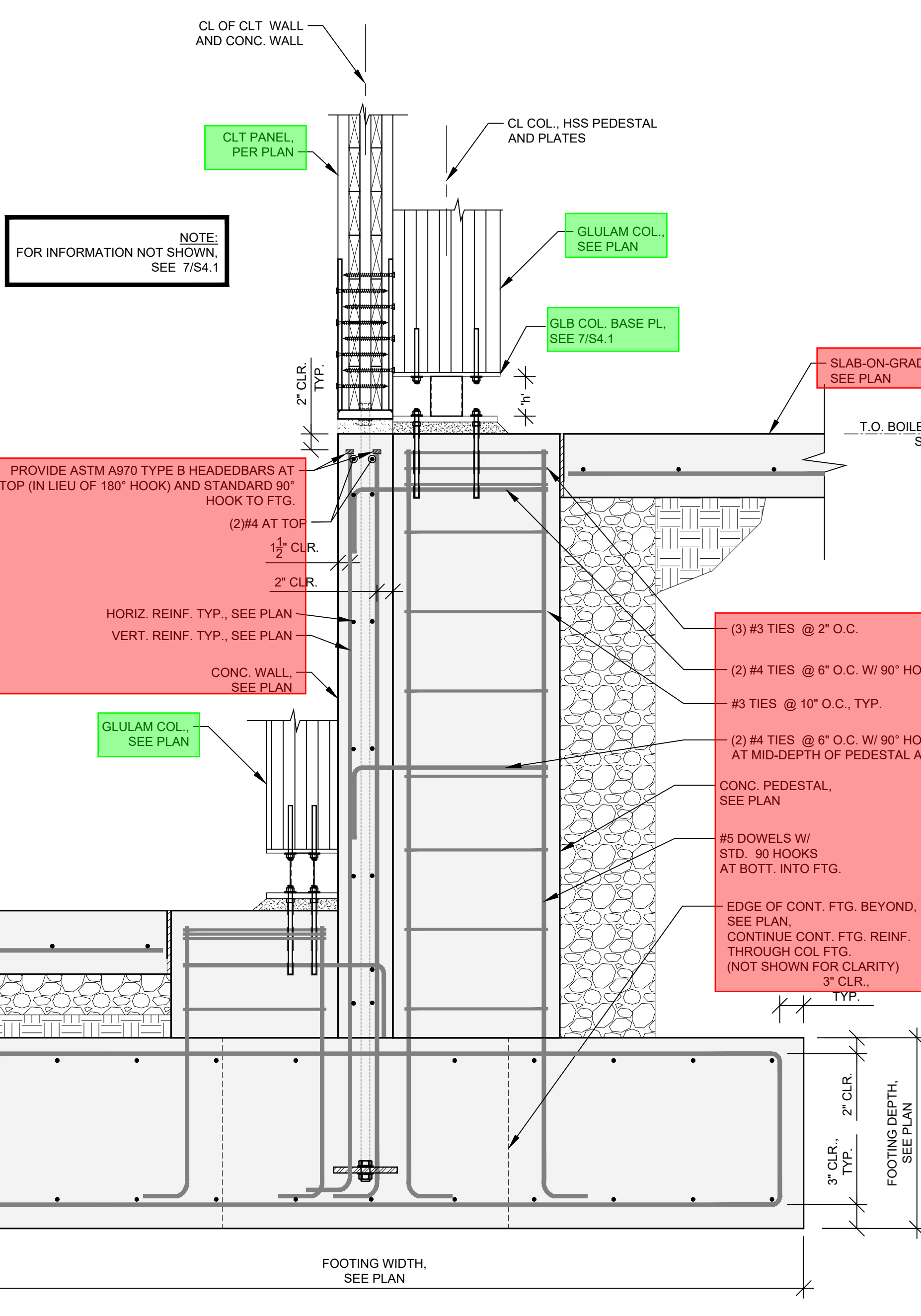
**7 SHED SECTION GL 1**  
SCALE: 1/2" = 1'-0"



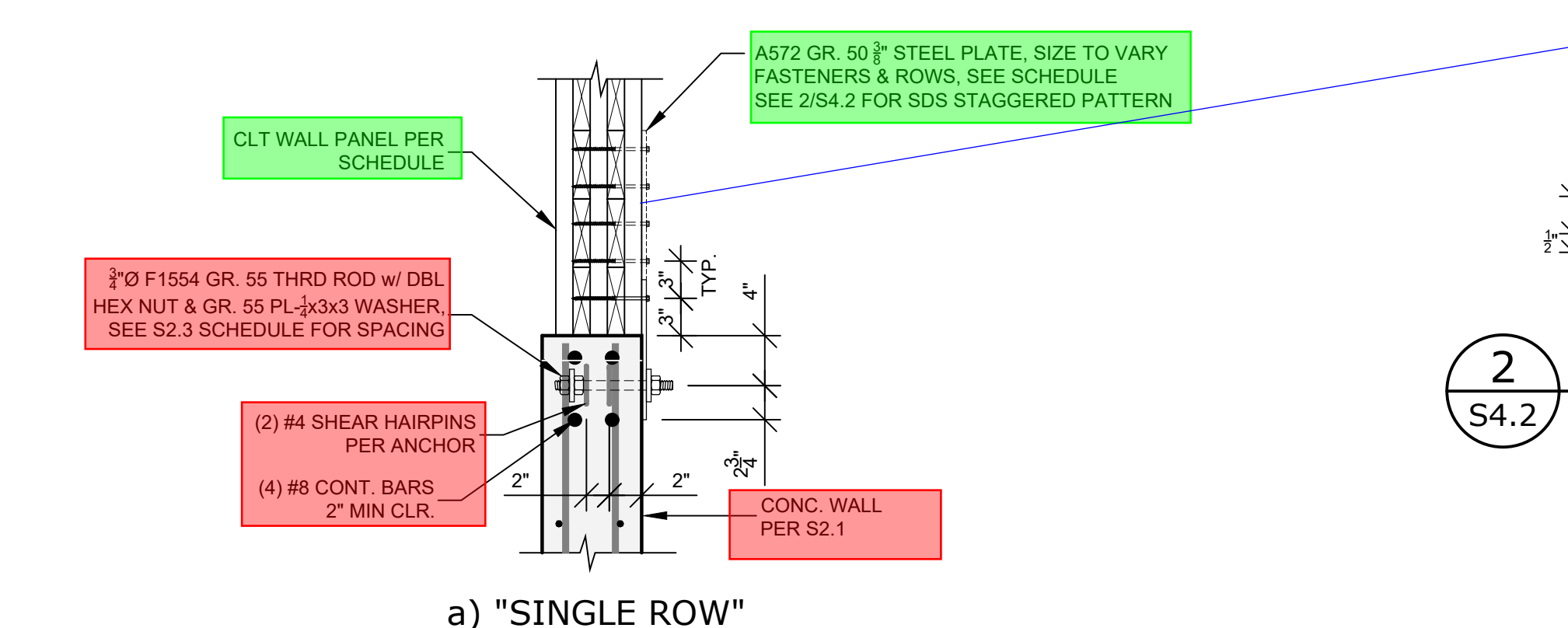
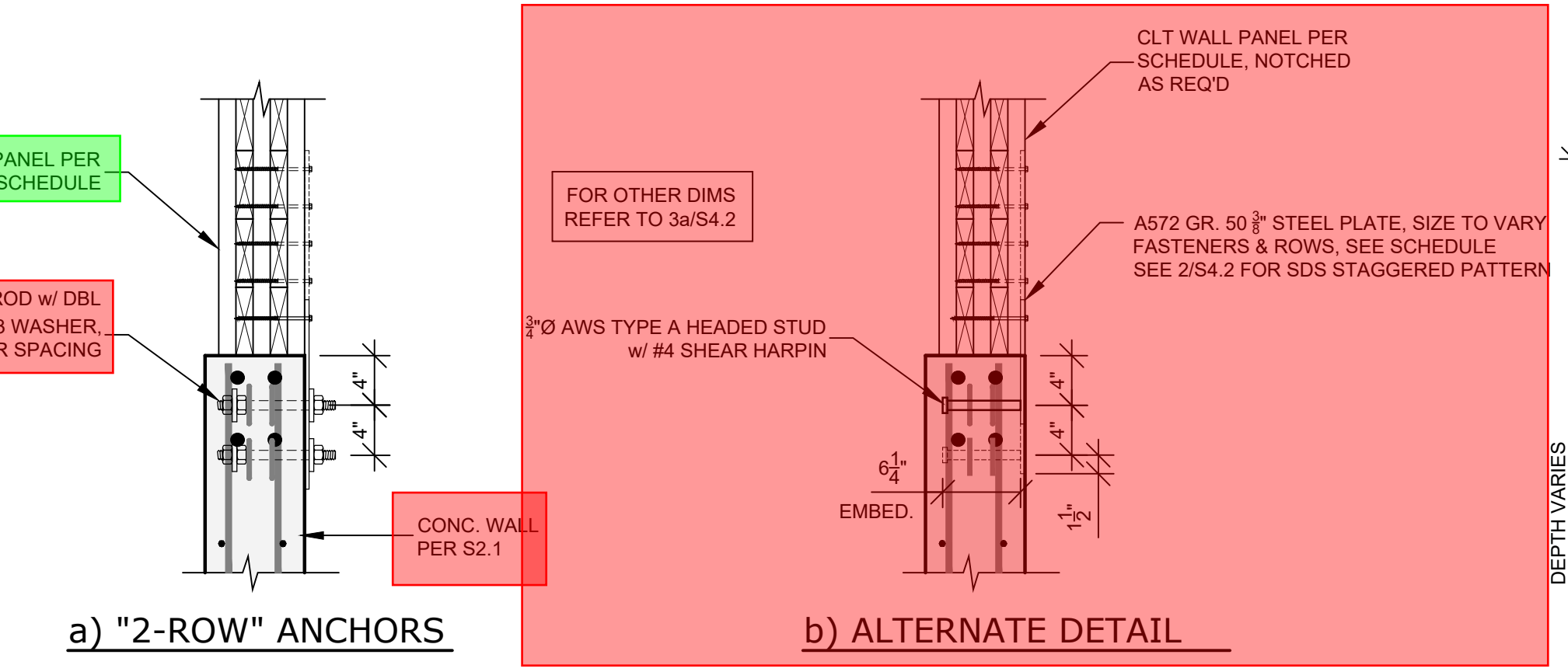
**6 TYP. COL. TO CLT PANEL**  
SCALE: 1" = 1'-0"



**5 TYPICAL RETAINING WALL**  
SCALE: 1" = 1'-0"

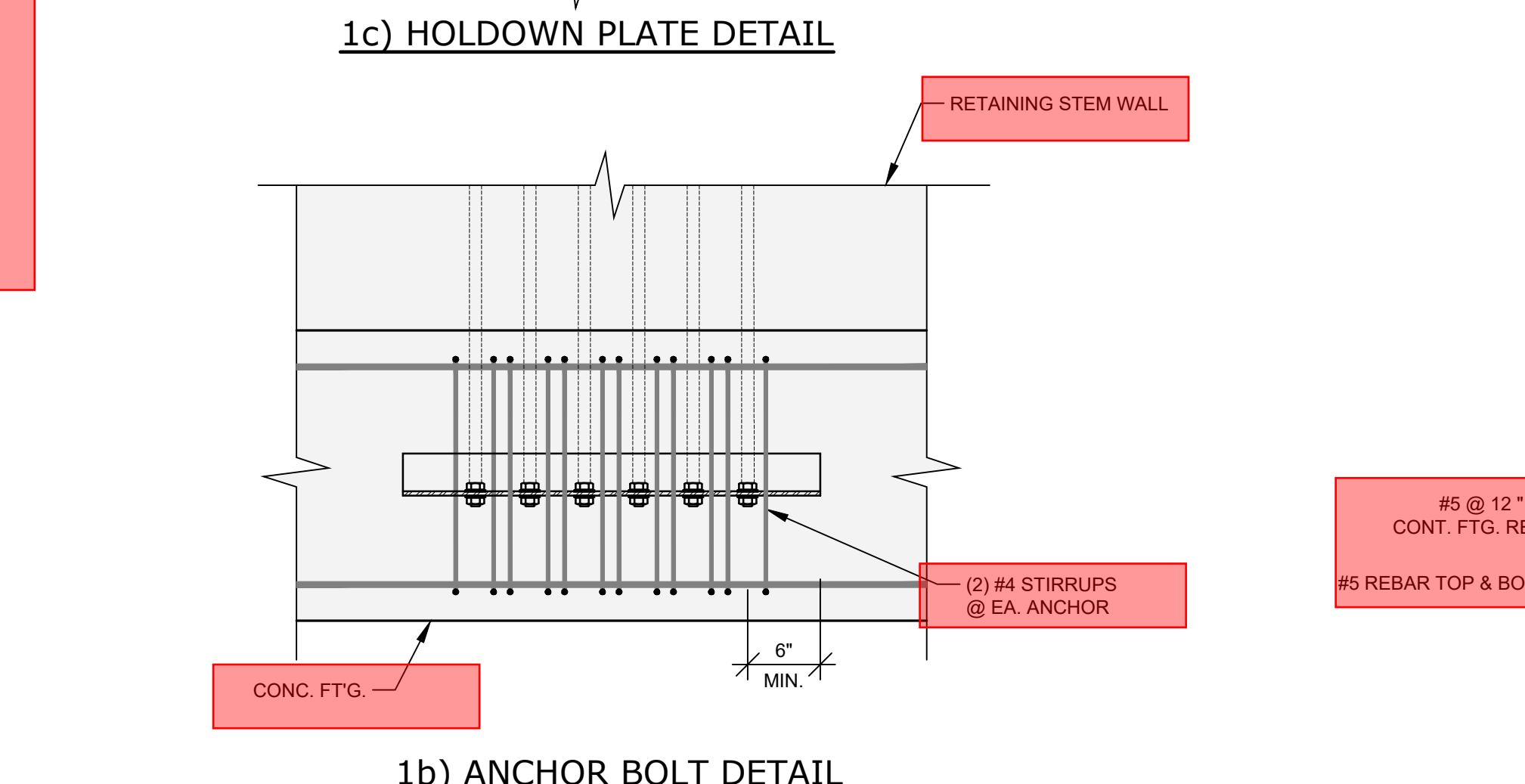
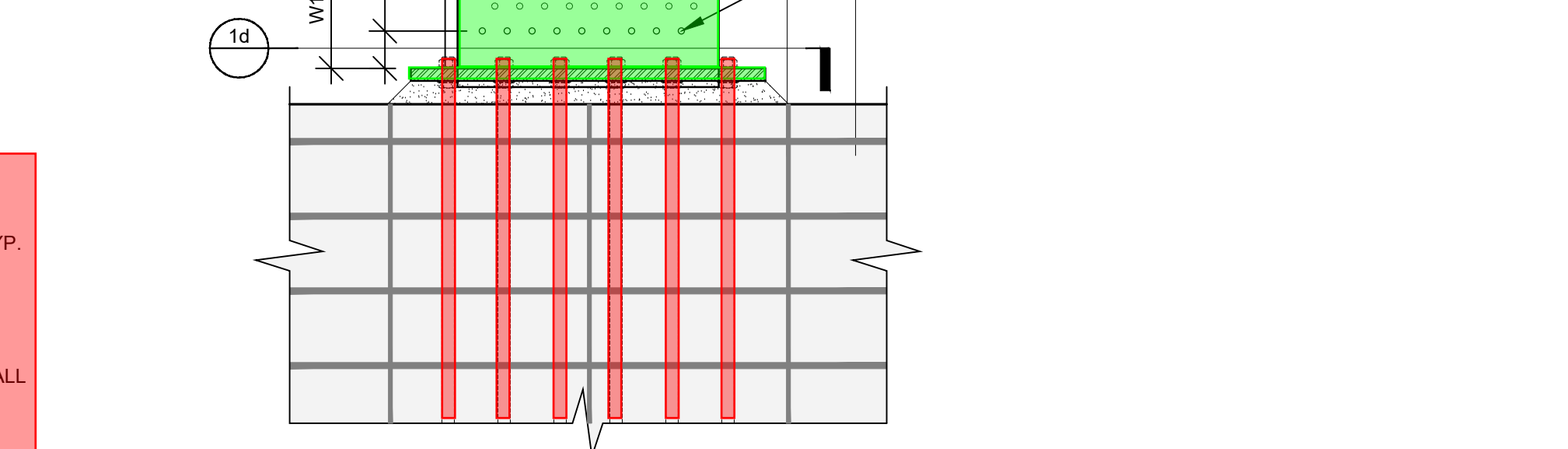
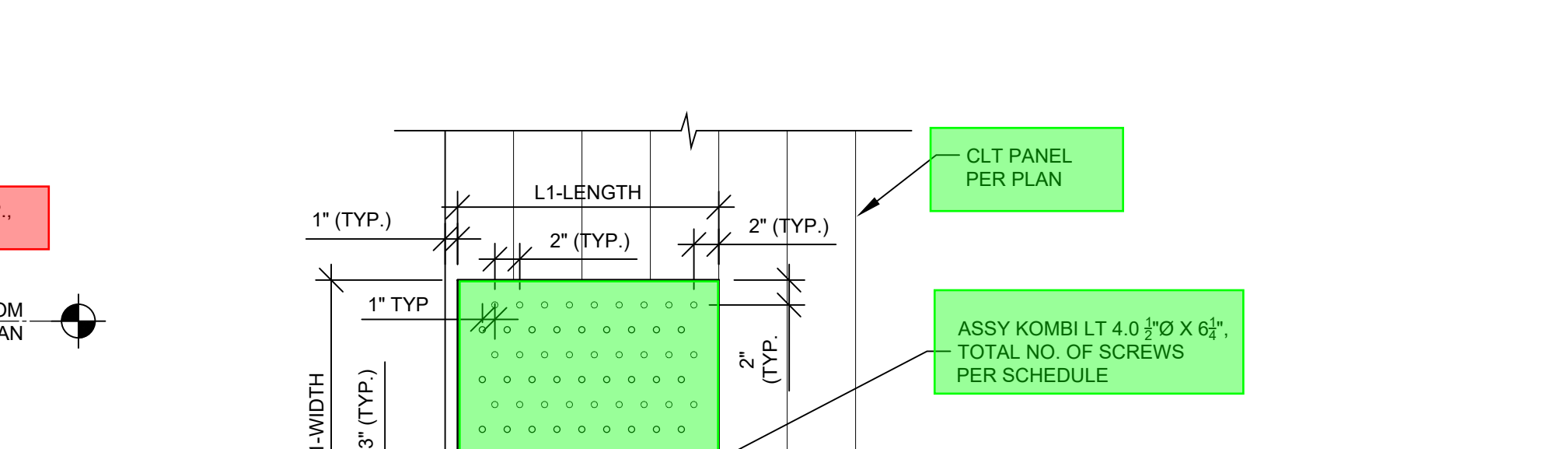
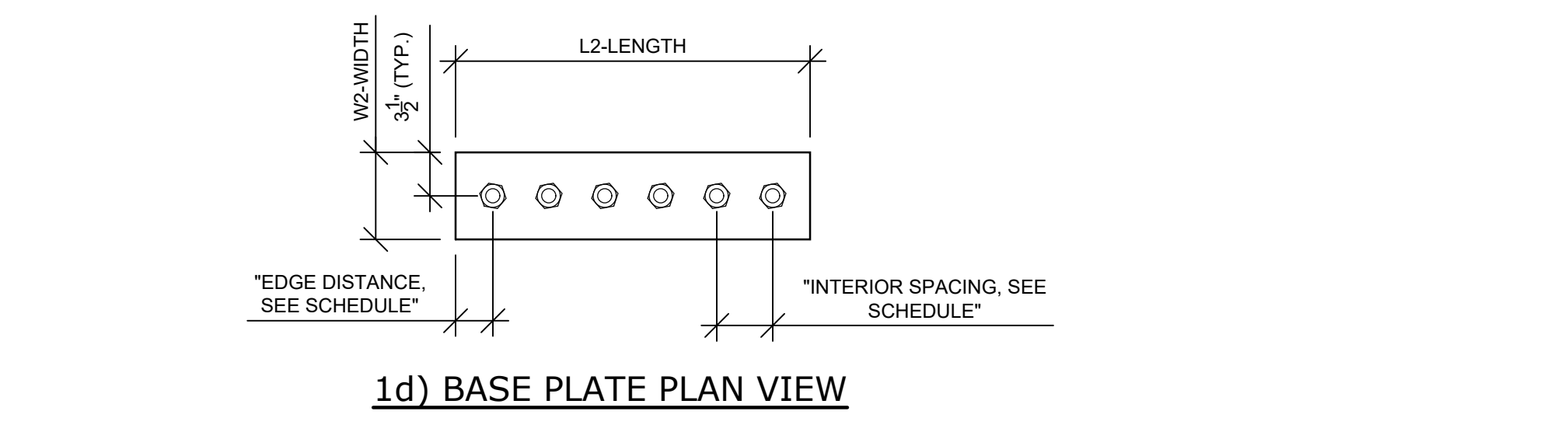


**4 GLM COLUMN BASE PLATE AT COMBINED SPREAD FOOTING**  
SCALE: 1" = 1'-0"

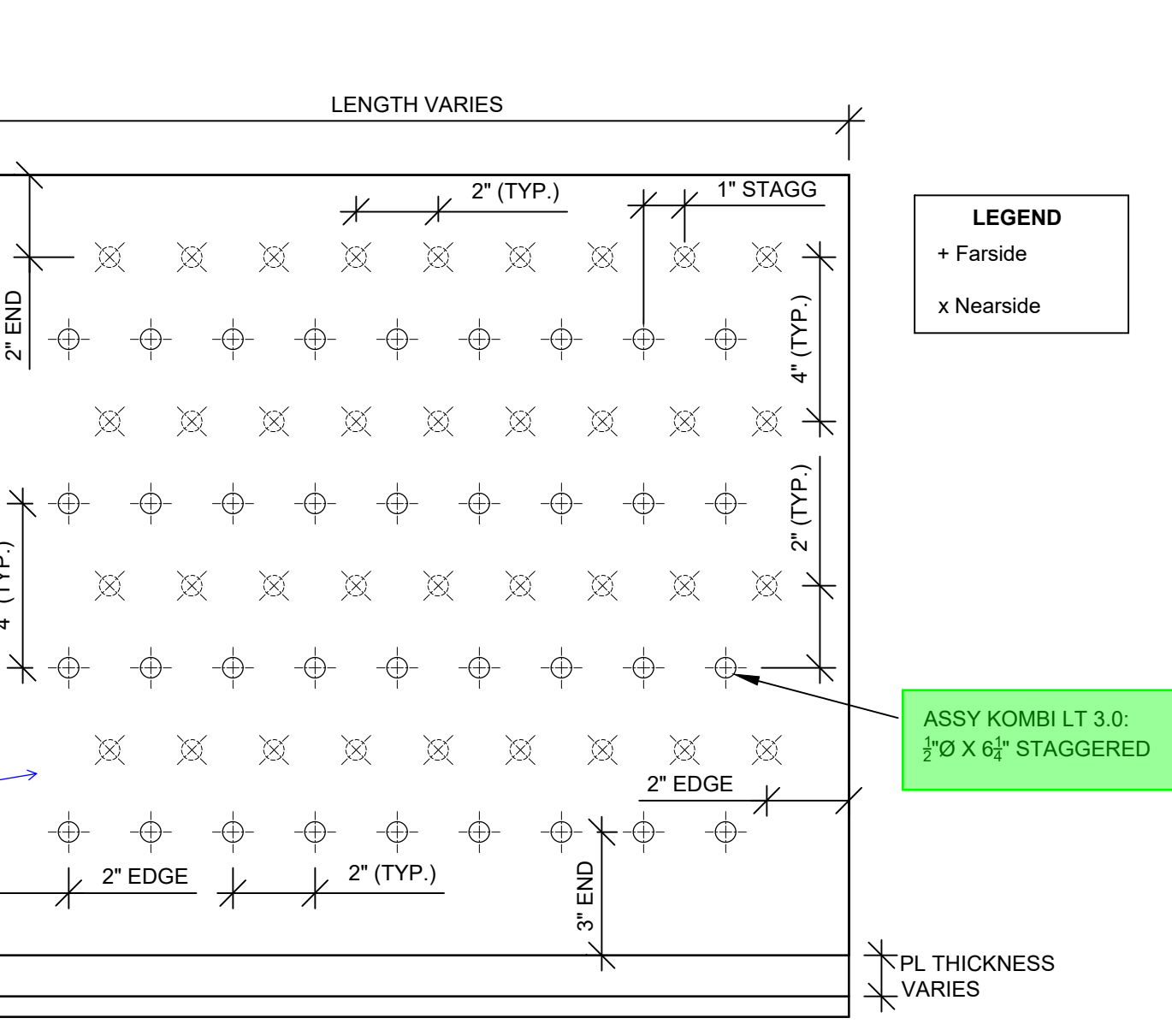


**3 CLT WALL BASE SHEAR ANCHOR DETAIL**  
SCALE: 1" = 1'-0"

HOLDOWN TYPE	PANEL LOADING PER ASD	TOTAL NO. OF SCREWS	HOLDOWN PLATE			BASE PLATE			ANCHORAGE					
			T1 THICKNESS (IN)	L1 LENGTH (IN)	W1 WIDTH (IN)	T2 THICKNESS (IN)	L2 LENGTH (IN)	W2 WIDTH (IN)	NO. OF ANCHORS	DIAMETER (IN)	GRADE (KSI)	INTERIOR SPACING (IN)	EXTERIOR SPACING (IN)	MIN. EMBED. (IN)
1	E1-23k & V1-23k	24	3/8	11	14	1	11	7	2	1	F1554 Gr. 105	5	3	8
2	E1-35k & V1-25k	32	3/8	11	18	1	11	7	2	1-1/4	F1554 Gr. 105	5	3	8
3	E1-67k & V1-38k	42	3/8	15	22	1-1/4	16	7	4	1	F1554 Gr. 105	4	3	8
4	E1-85k & V1-49k	56	3/8	18	23	1-1/4	26	7	6	1	F1554 Gr. 105	4	3	14
5	E1-115k & V1-68k	144	3/8	27	26	1-1/4	36	7	8	1-1/4	F1554 Gr. 105	4	2	14



**1 EXTERIOR CLT PANEL HOLDOWN SCHEDULE AND DETAILS**  
SCALE: 1" = 1'-0"



**2 TYP. FASTENER PATTERN**  
SCALE: 3" = 1'-0"



**a) SINGLE BOLT**

Date	
Revision	
Project Number	21-074
Drawn By	JAL/JMM/JDC/MRK
DATE	03/05/2026
PRINT DATE:	03/05/2026

Project / Owner  
**NCSD Wood Energy Facility Project**  
900 Northstar Drive  
Truckee, CA 96161  
APN: 110-081-032



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Sheet Title  
**Structural Details**  
Sheet Number  
**S4.2**

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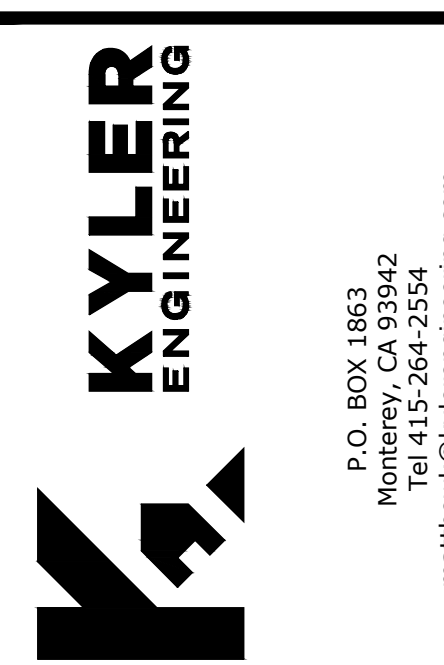
Date	
Revision	

Project Number	21-074
Drawn By	JAL/JMM/JDC/MRK
Date	03/05/2026
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Project / Owner  
**NCSD Wood Energy Facility Project**  
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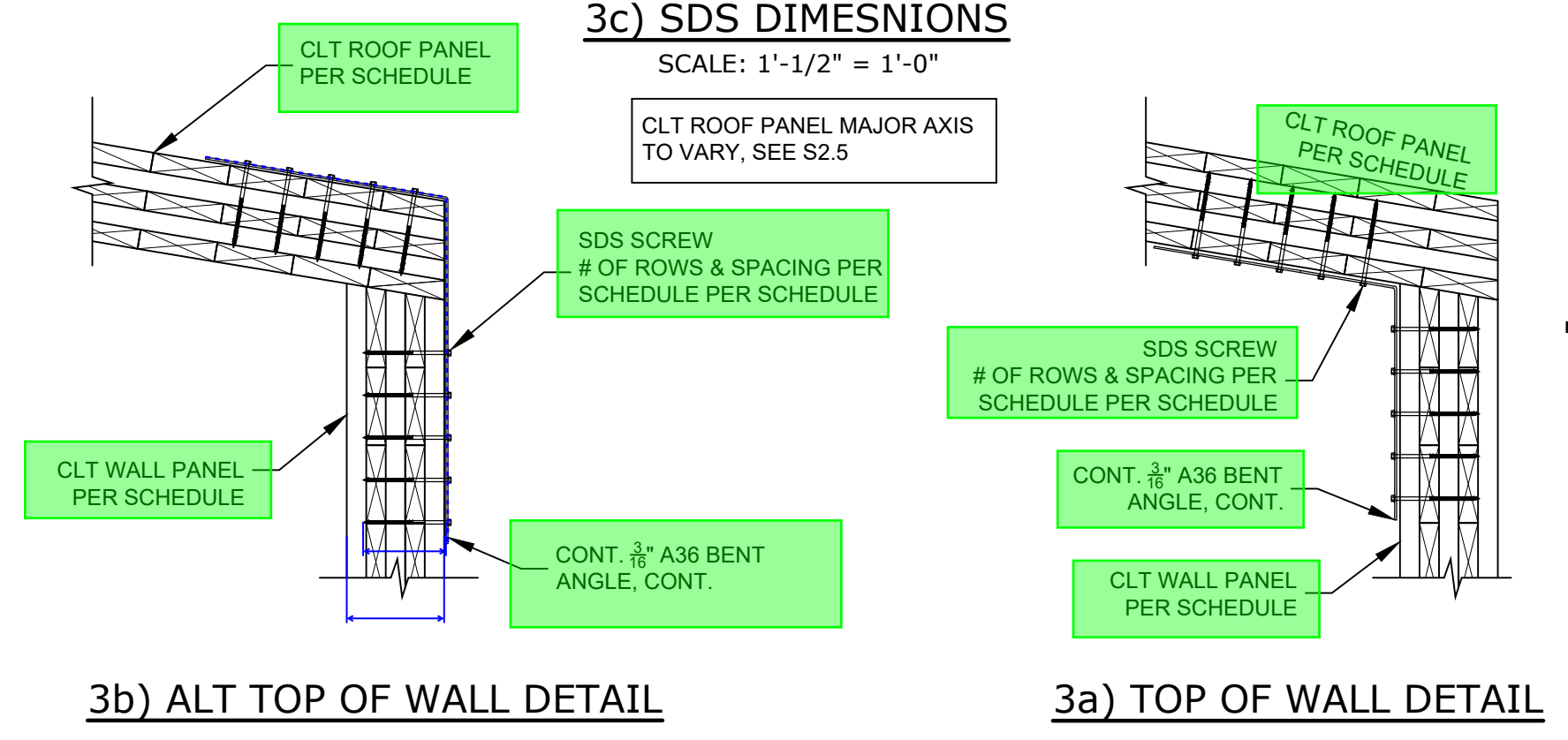
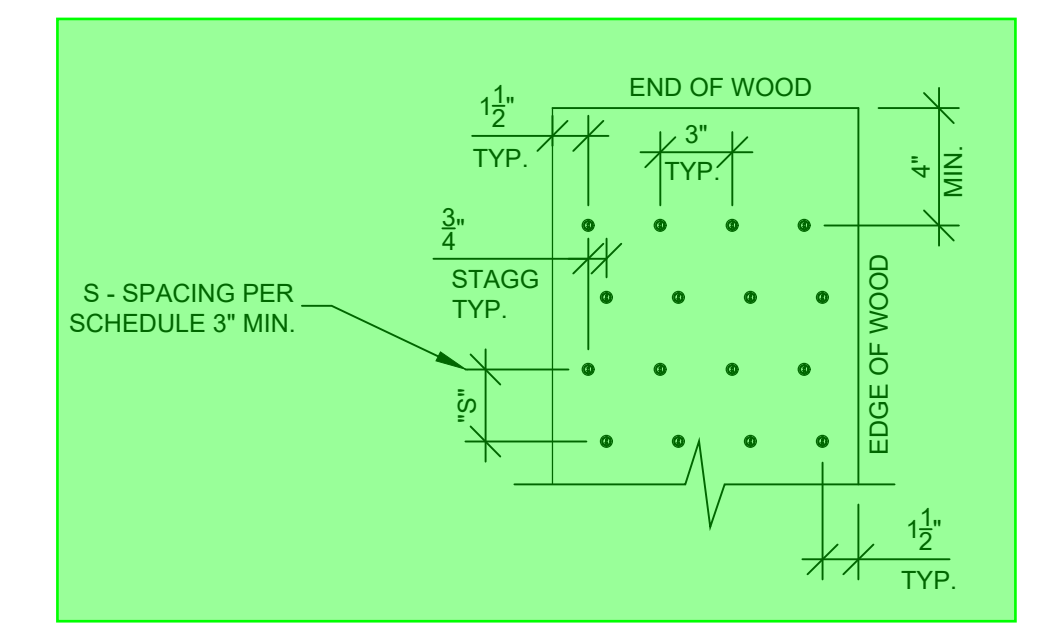
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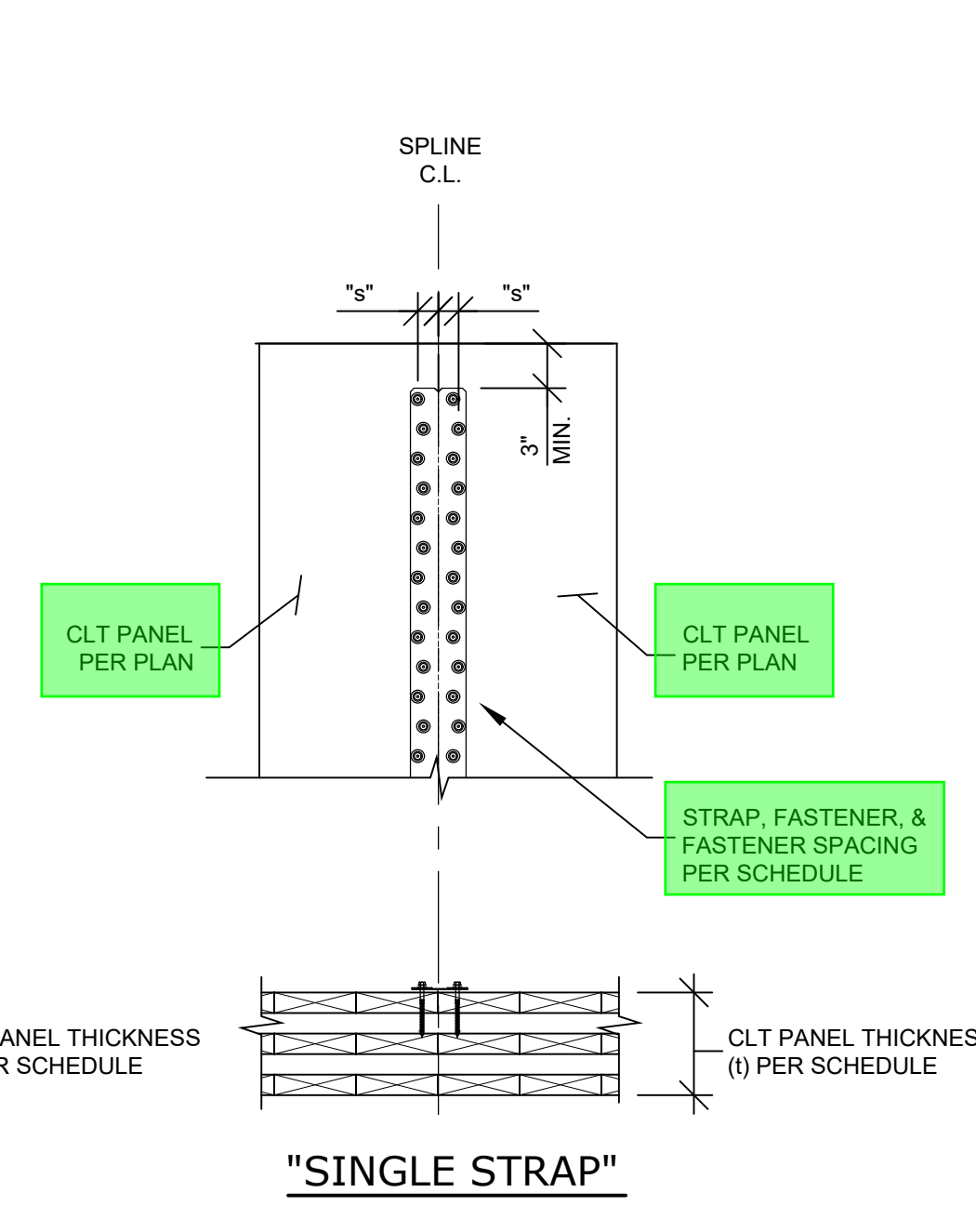
Sheet Title  
**CLT Panel Structural Details**

Sheet Number  
**S4.3**

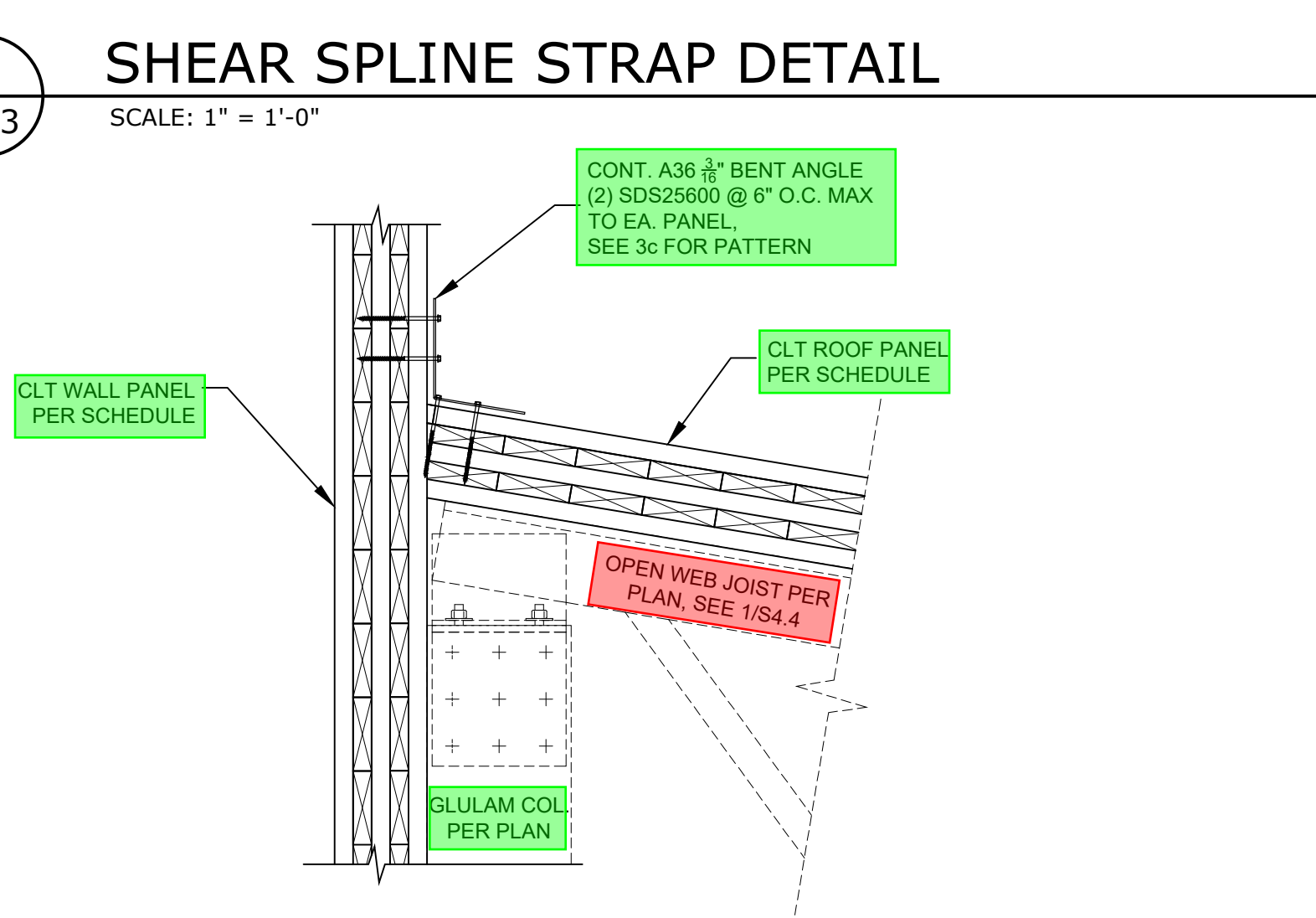
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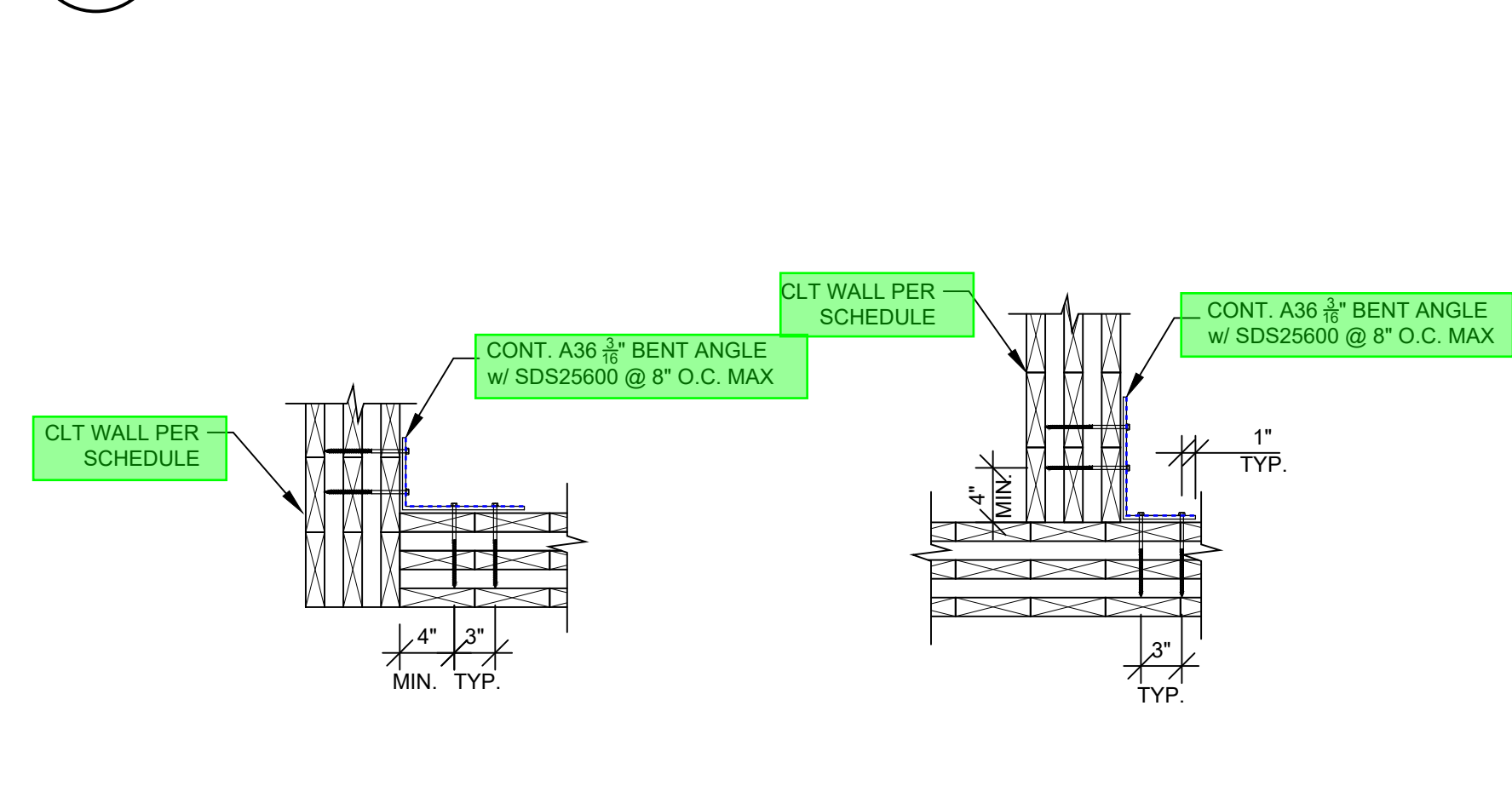
**3) CLT ROOF TO WALL PANEL, TYP. U.O.N.**  
 SCALE: 1" = 1'-0"



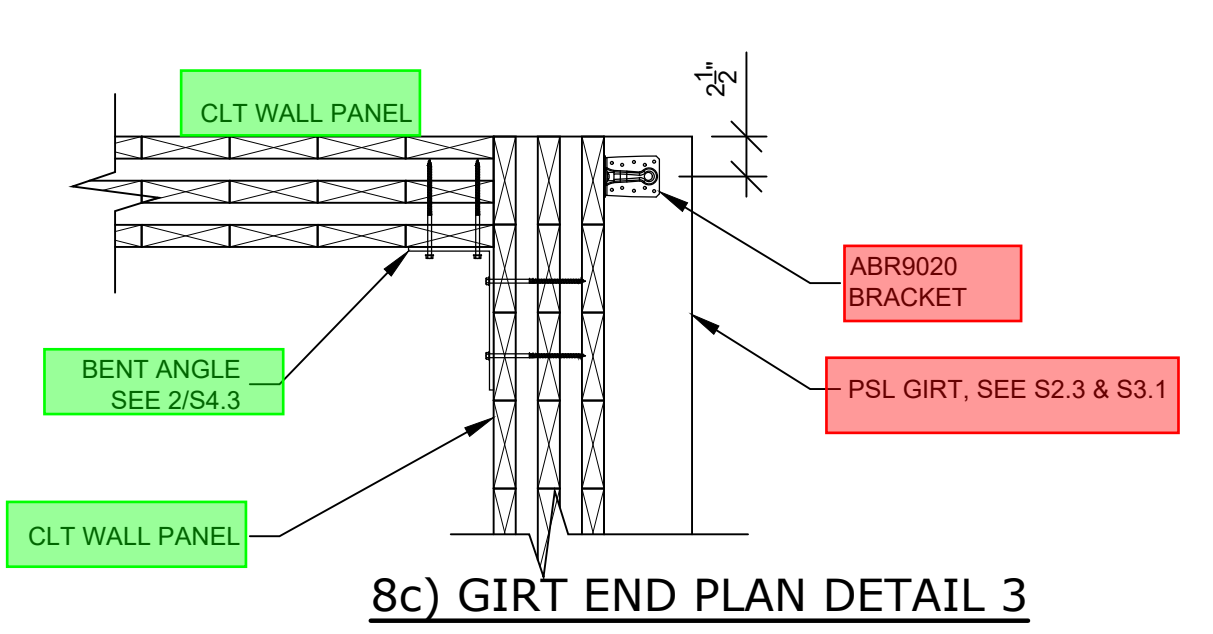
**5 SHEAR SPLINE STRAP DETAIL**  
 SCALE: 1" = 1'-0"



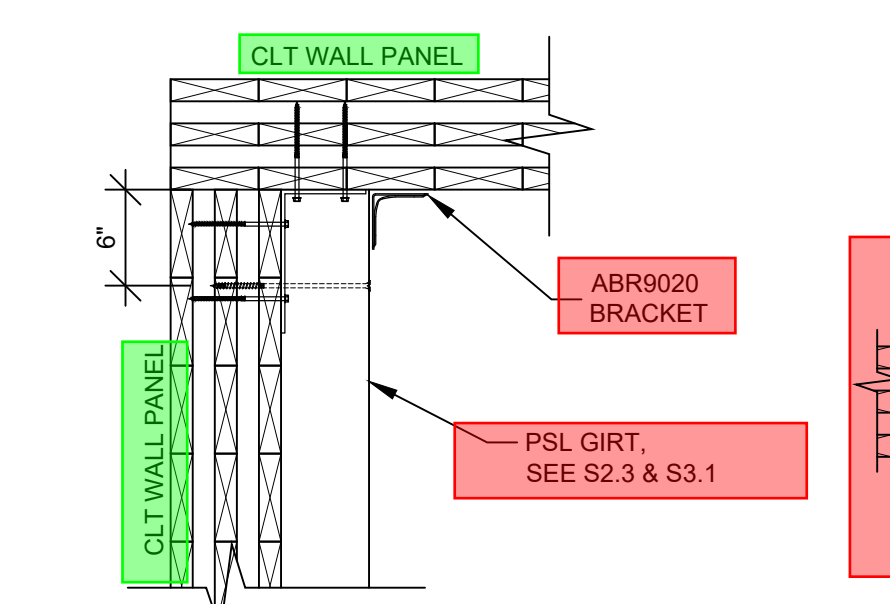
**4 ASH GARAGE ROOF TO WALL PANEL DETAIL**  
 SCALE: 1" = 1'-0"



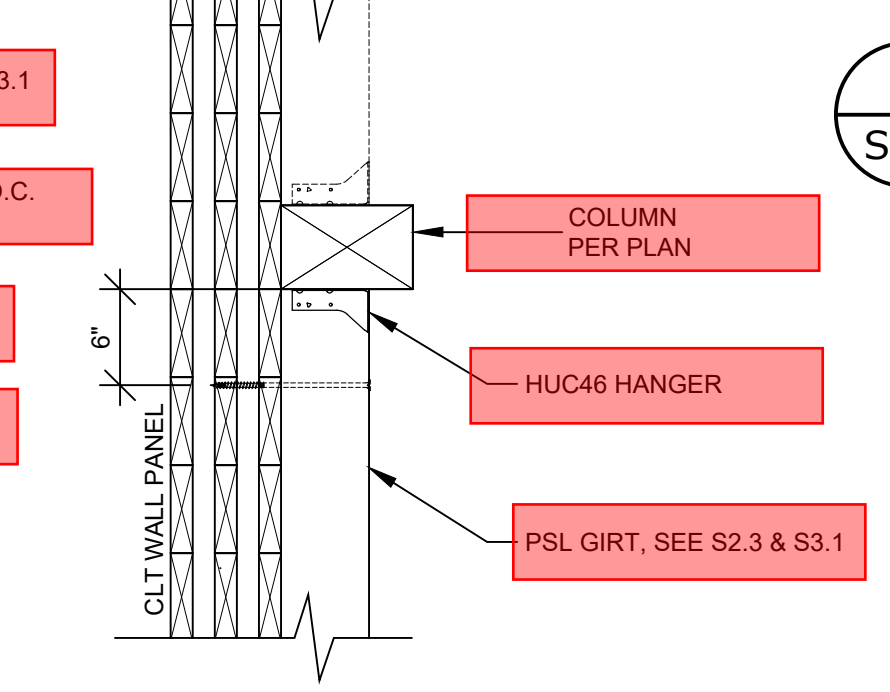
**2 WALL PANEL INTERSECTION, TYP.**  
 SCALE: 1" = 1'-0"



**8c) GIRT END PLAN DETAIL 3**



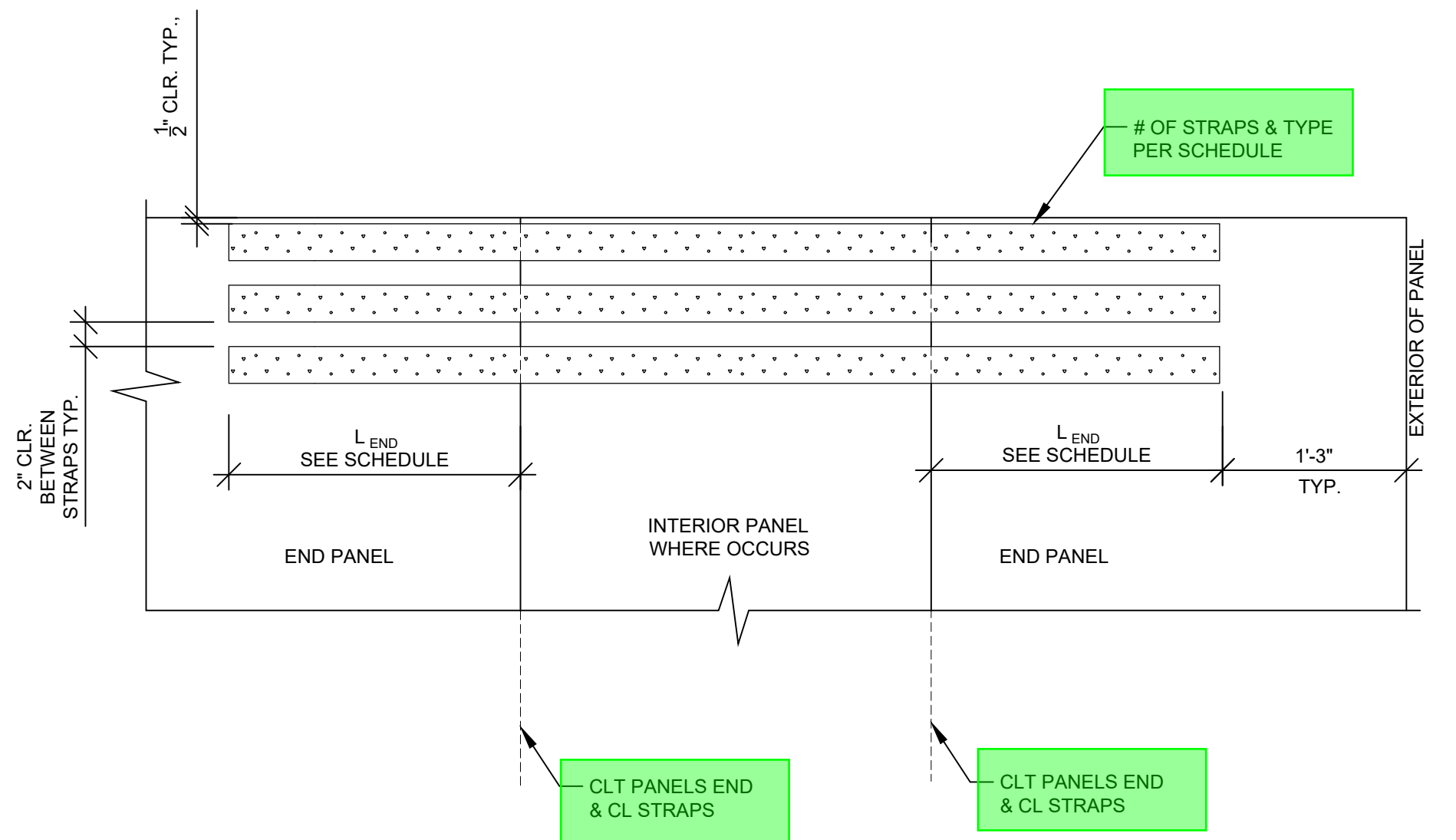
**8b) GIRT END PLAN DETAIL 2**



**8a) GIRT END PLAN DETAIL 1**

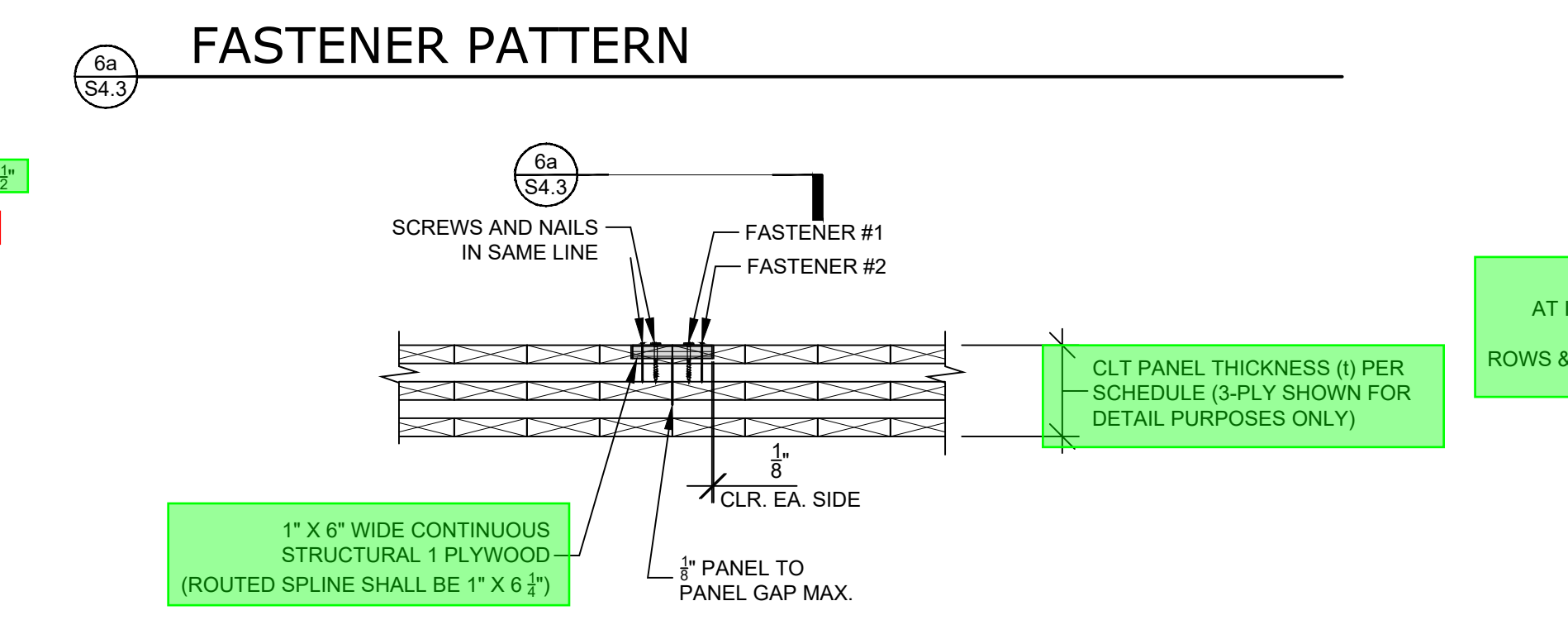
CLT ROOF PANEL MAJOR AXIS TO VARY, SEE S2.5

**8 CLT GIRT DETAILS**  
 SCALE: NONE

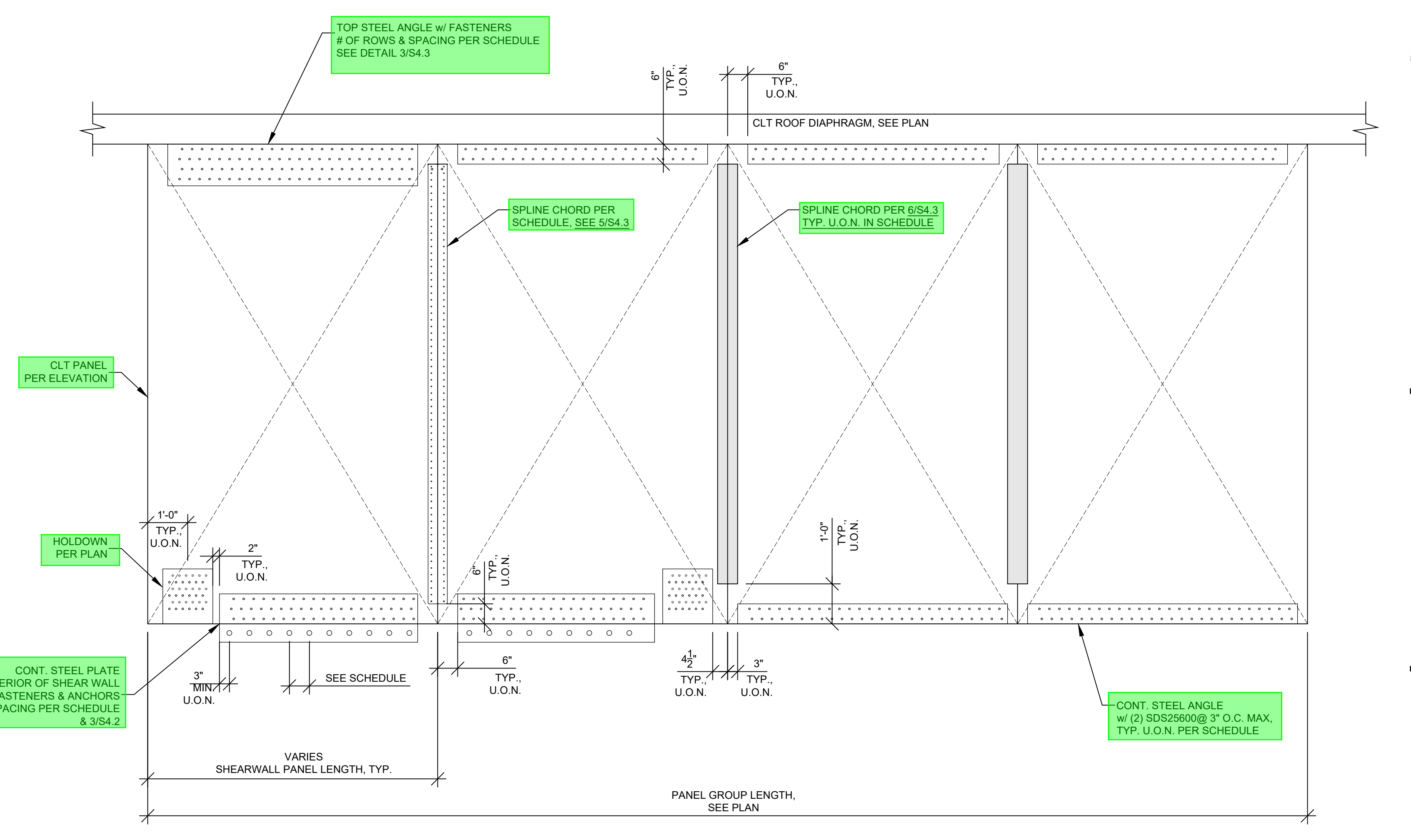


**7 CLT COLLECTOR STRAP DETAIL**  
 SCALE: 1" = 1'-0"

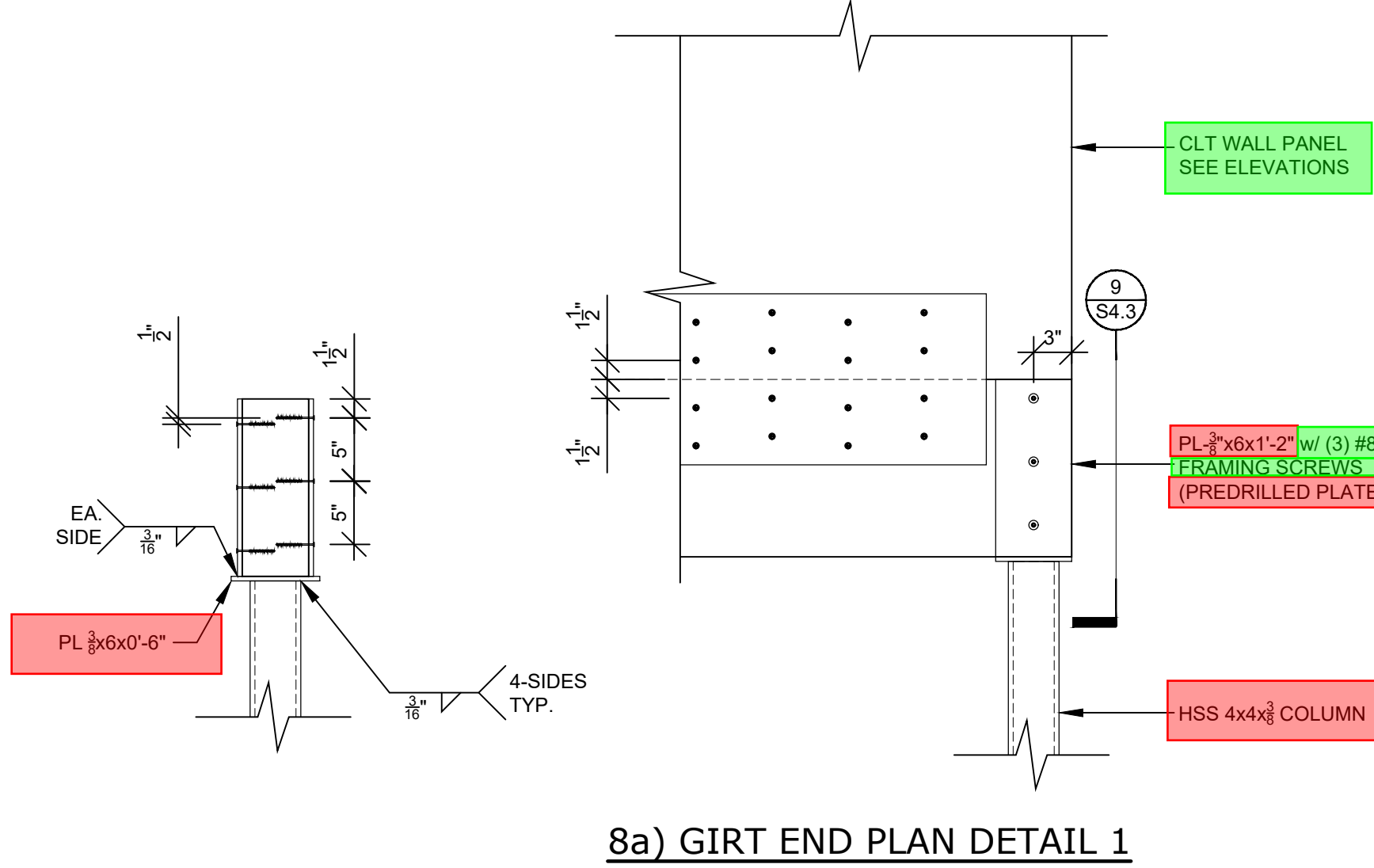
CLT PANEL (t)	FASTENER SCHEDULE	
	1' < 5'	1 ≥ 5'
FASTENER #1	SDWS 0.22" X 3" @ 20" O.C. EA. SIDE	SDWS 0.22" X 5" @ 20" O.C. EA. SIDE
FASTENER #2	3"x0.148"x0.312 COMMON NAIL @ 3" O.C. EA. SIDE	



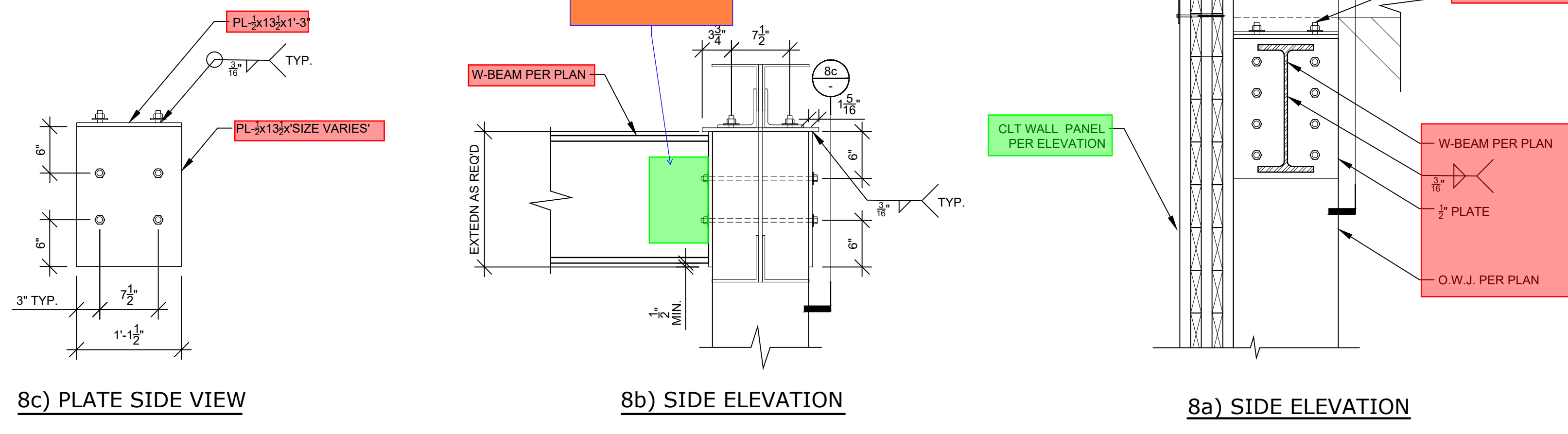
**6 CLT PANEL TO PANEL JOINT, TYP.**  
 SCALE: 1" = 1'-0"



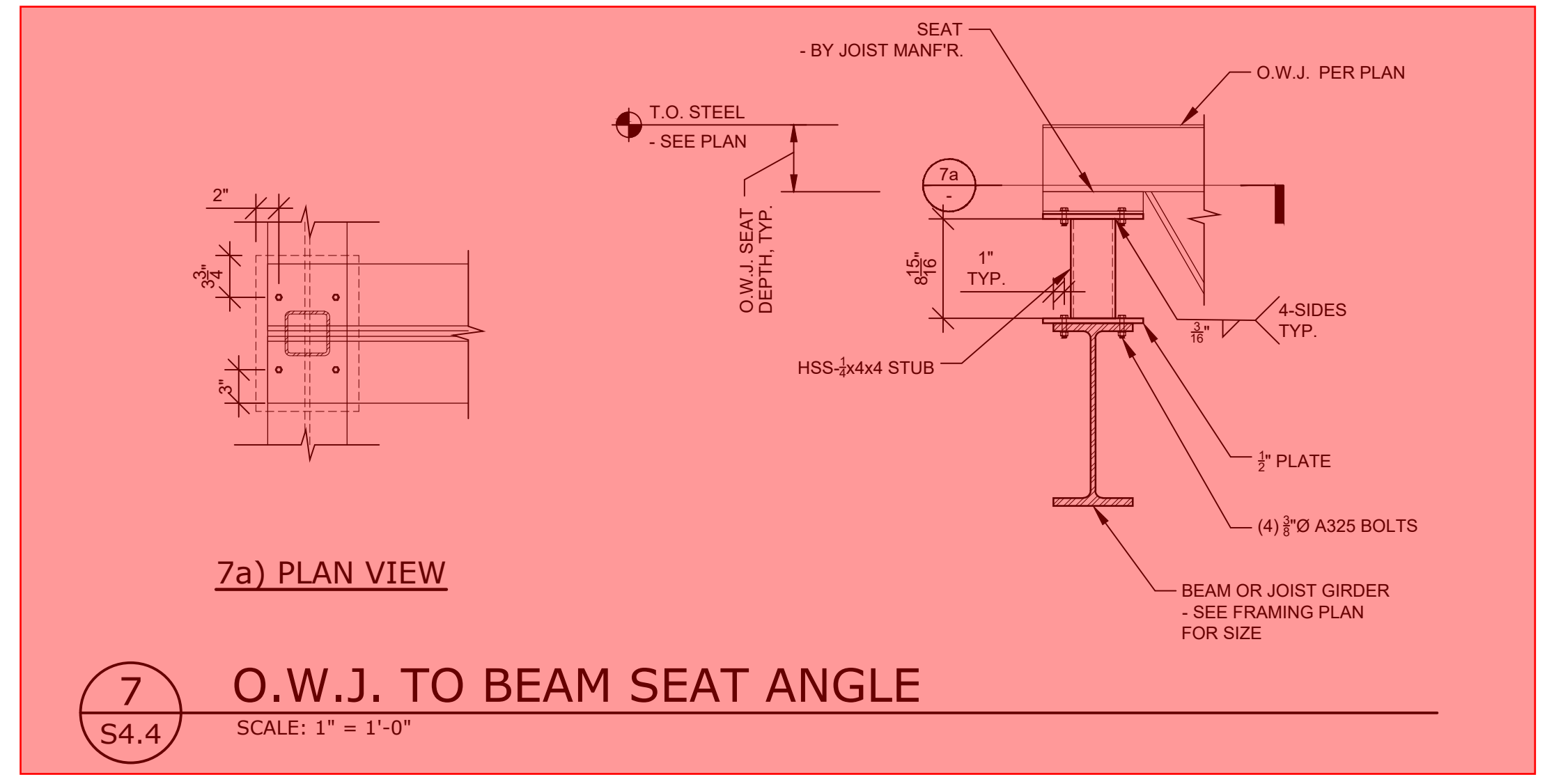
**1 TYPICAL CLT SHEARWALL ELEVATION**  
 SCALE: 1/2" = 1'-0"



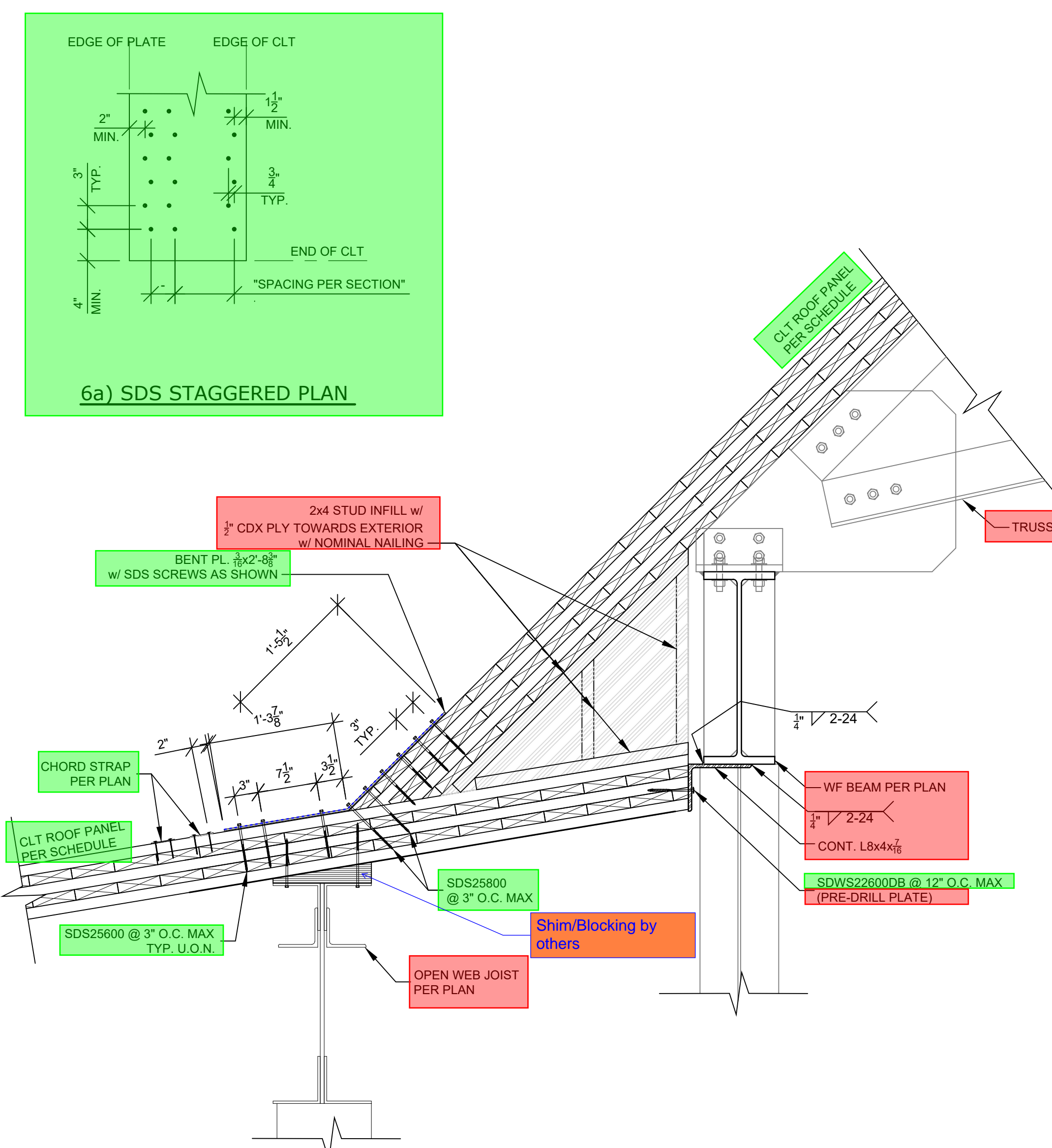
**9 HEADER TO COLUMN DETAIL**  
 SCALE: 1" = 1'-0"



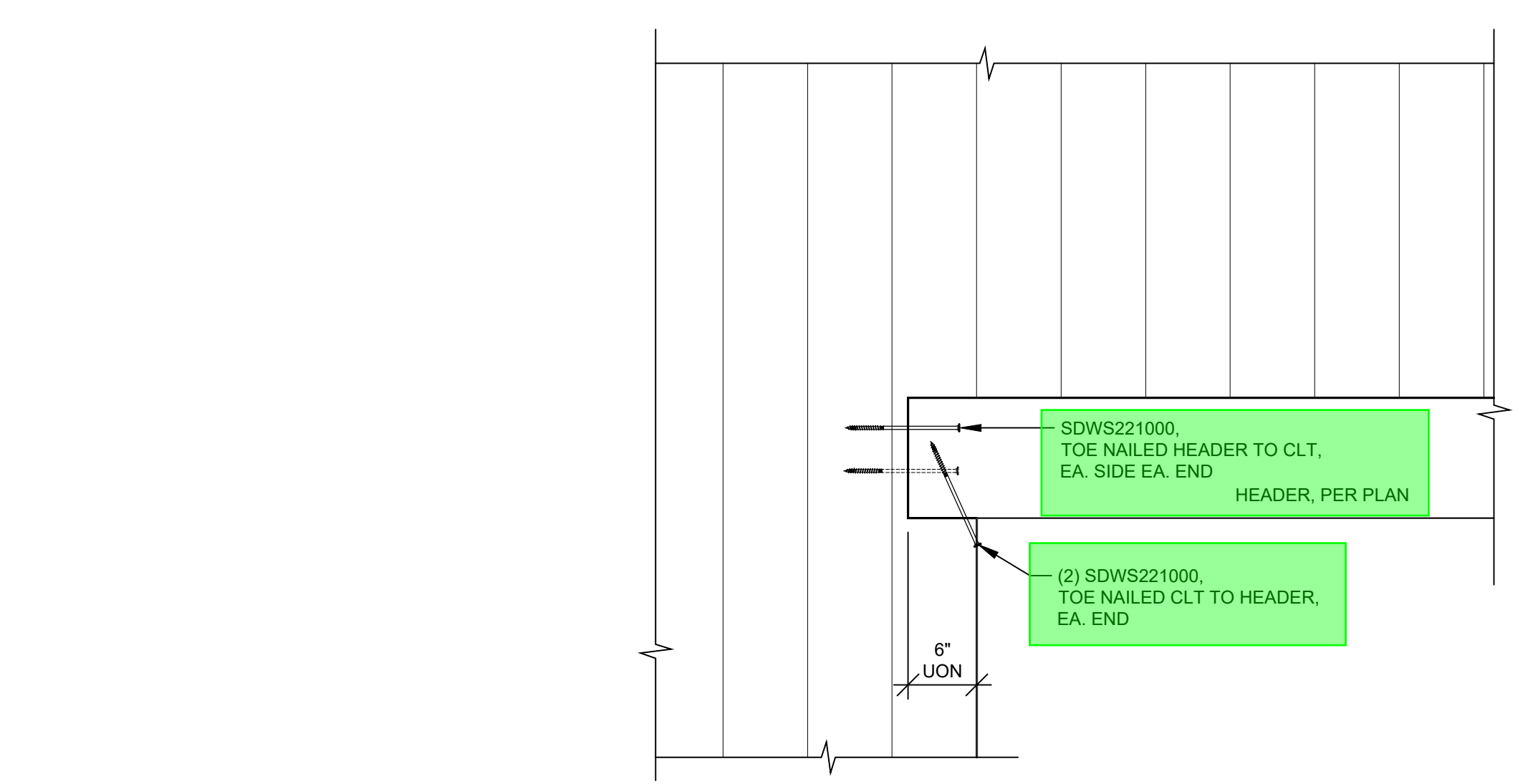
**8** GLULAM COLUMN TO WF BEAM DETAIL 1  
S4.4 SCALE: 1" = 1'-0"



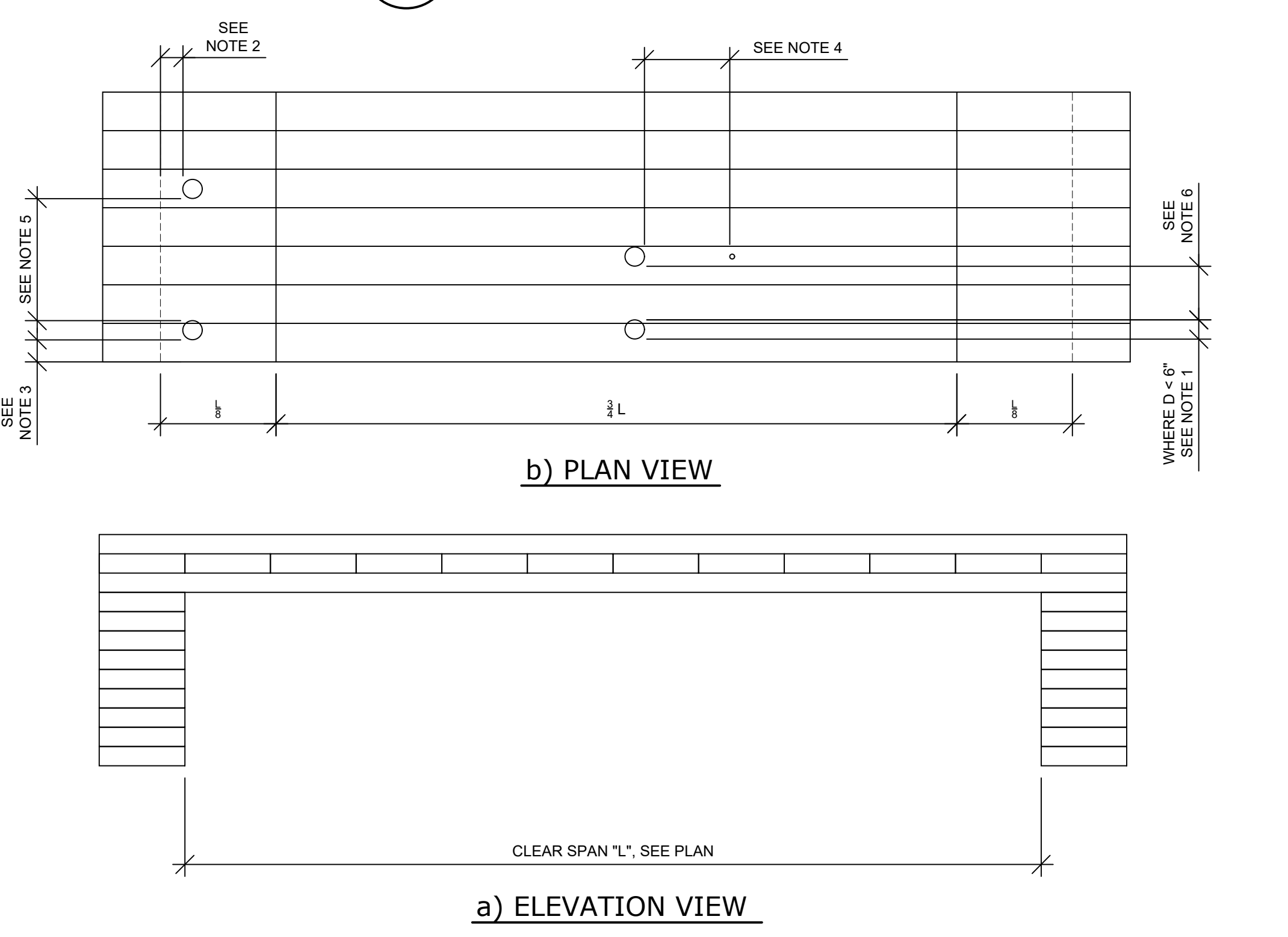
**7** O.W.J. TO BEAM SEAT ANGLE  
S4.4 SCALE: 1" = 1'-0"



**6** CLT ROOF PANEL PITCH CHANGE DETAIL  
S4.4 SCALE: NONE

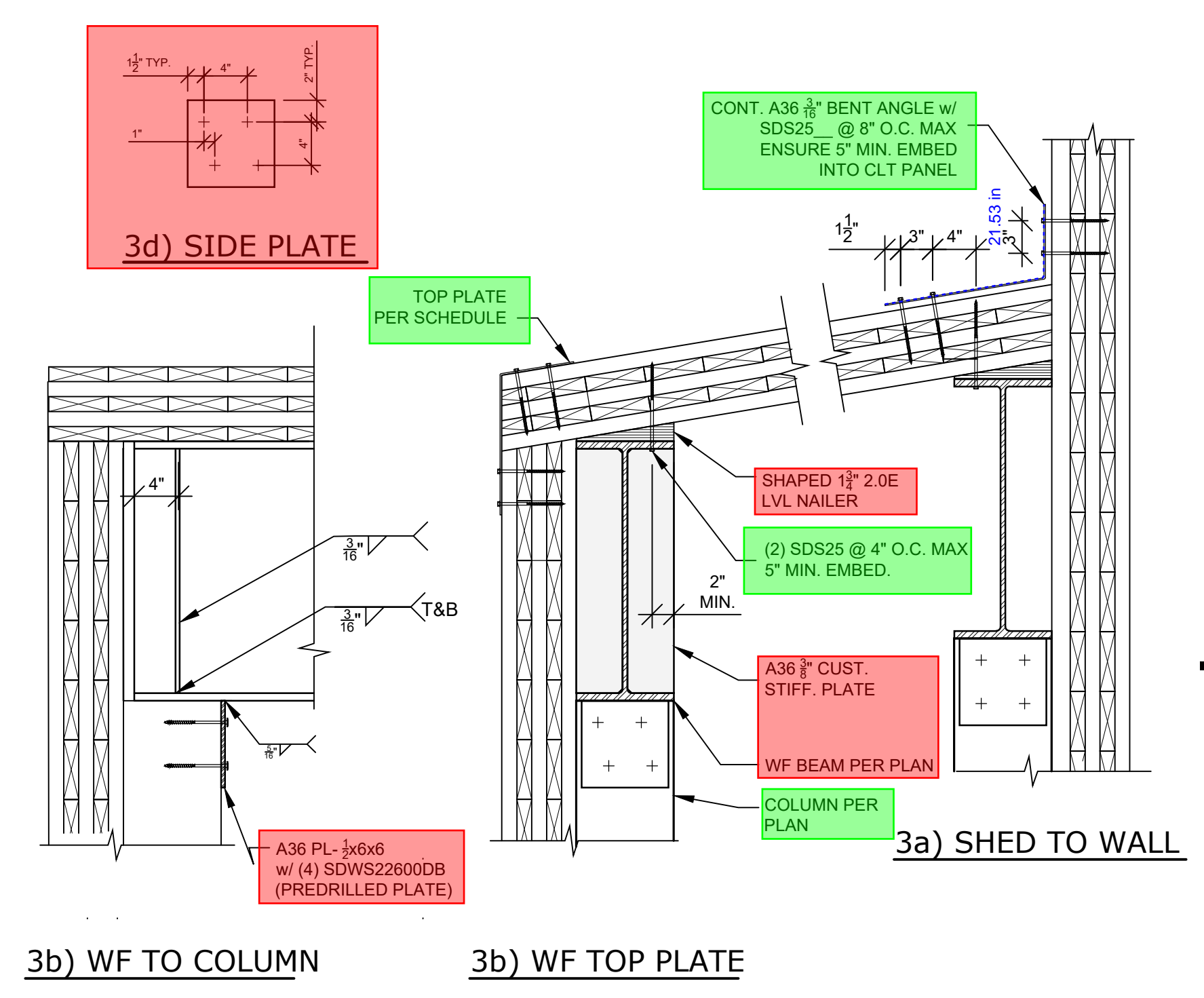


**5** CLT HEADER DETAIL  
S4.4 SCALE: NONE

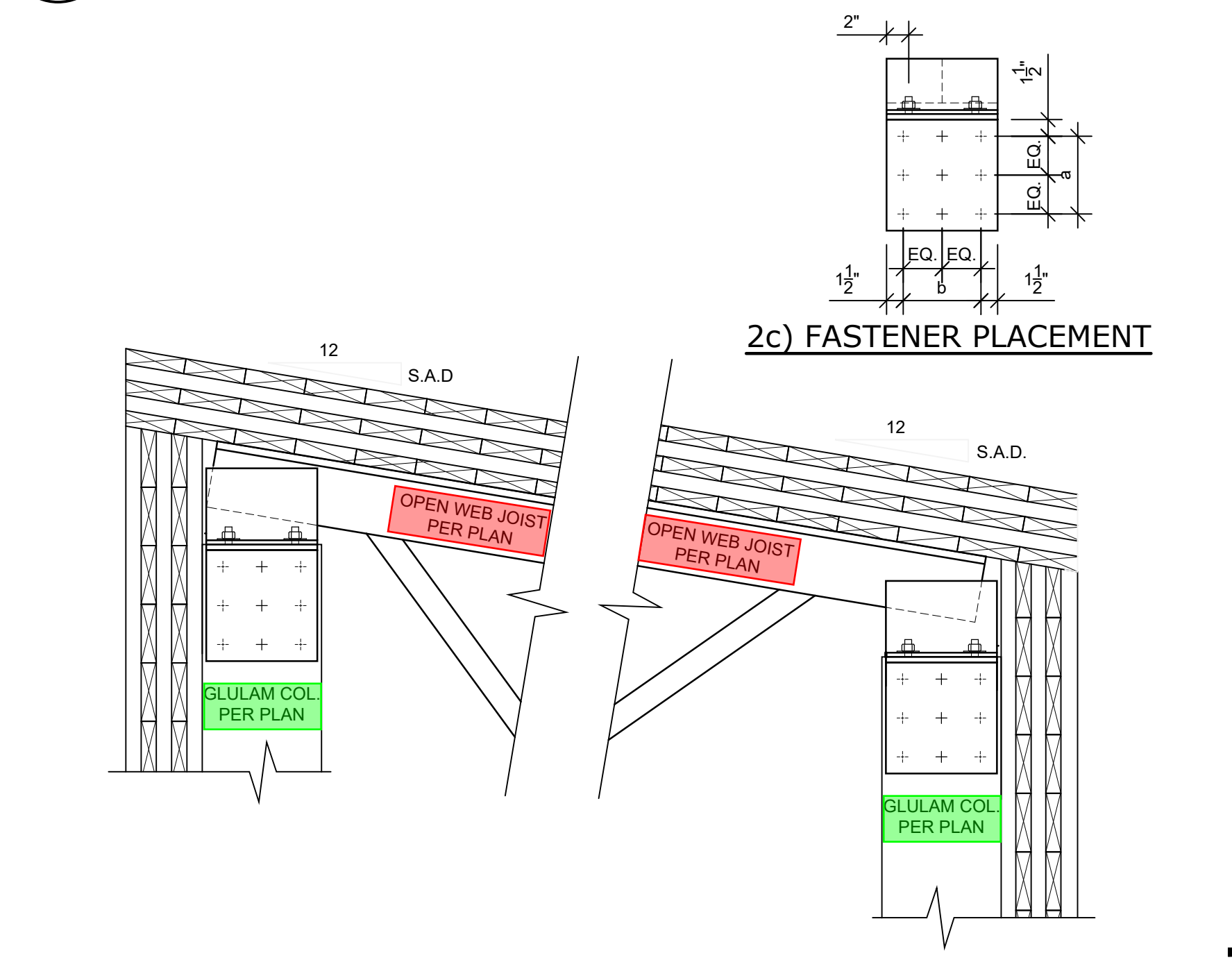


- NOTES:
- HOLE SIZE: THE HOLE SHOULD BE ROUND AND THE HOLE DIAMETER (Ø) SHOULD NOT EXCEED 8 INCHES. DISTANCE FROM SUPPORT: THE HOLE SHOULD HAVE A MINIMUM CLEAR DISTANCE, AS MEASURED FROM THE EDGE OF THE HOLE TO THE NEAREST INSIDE FACE OF SUPPORT OF 1 1/2 HOLE DIAMETERS OR 4 INCHES, WHICHEVER IS LARGER.
  - EDGE DISTANCE: THE HOLE SHOULD HAVE A MINIMUM CLEAR DISTANCE, AS MEASURED FROM THE EDGE OF THE HOLE TO THE NEAREST EDGE OF THE PANEL, OF 1 1/2 HOLE DIAMETER OF 4 INCHES, WHICHEVER IS LARGER.
  - LONGITUDINAL SPACING: THE MINIMUM CLEAR DISTANCE PARALLEL TO GRAIN BETWEEN ADJACENT HOLE EDGES SHALL EXCEED 3 TIMES THE DIAMETER OF THE LARGEST ADJACENT HOLE OR 4 INCHES, WHICHEVER IS LARGER.
  - TRANSVERSE SPACING, IN A ZONE OF 1/4 OF THE SPAN FROM THE SUPPORTS: THE MINIMUM CLEAR DISTANCE PERPENDICULAR TO GRAIN BETWEEN ADJACENT HOLE EDGES SHALL EXCEED 7 TIMES THE DIAMETER OF THE LARGEST ADJACENT HOLE OR 4 INCHES, WHICHEVER IS LARGER.
  - TRANSVERSE SPACING, IN THE MIDDLE 1/2 OF THE SPAN: THE MINIMUM CLEAR DISTANCE PERPENDICULAR TO GRAIN BETWEEN ADJACENT HOLES EDGES SHALL EXCEED 3 TIMES THE DIAMETER OF THE LARGEST ADJACENT HOLE OR 4 INCHES, WHICHEVER IS LARGER.
  - NOTIFY THE E.O.R. PRIOR TO CUTTING ANY OPENINGS THAT DO NOT CONFORM TO THE REQUIREMENTS OF THIS DETAIL.
  - VERIFY ALL PENETRATION REQUIREMENTS WITH CLT MANUFACTURER.

**4** TYPICAL PENETRATIONS IN ONE-WAY CLT PANELS  
S4.4 SCALE: NONE

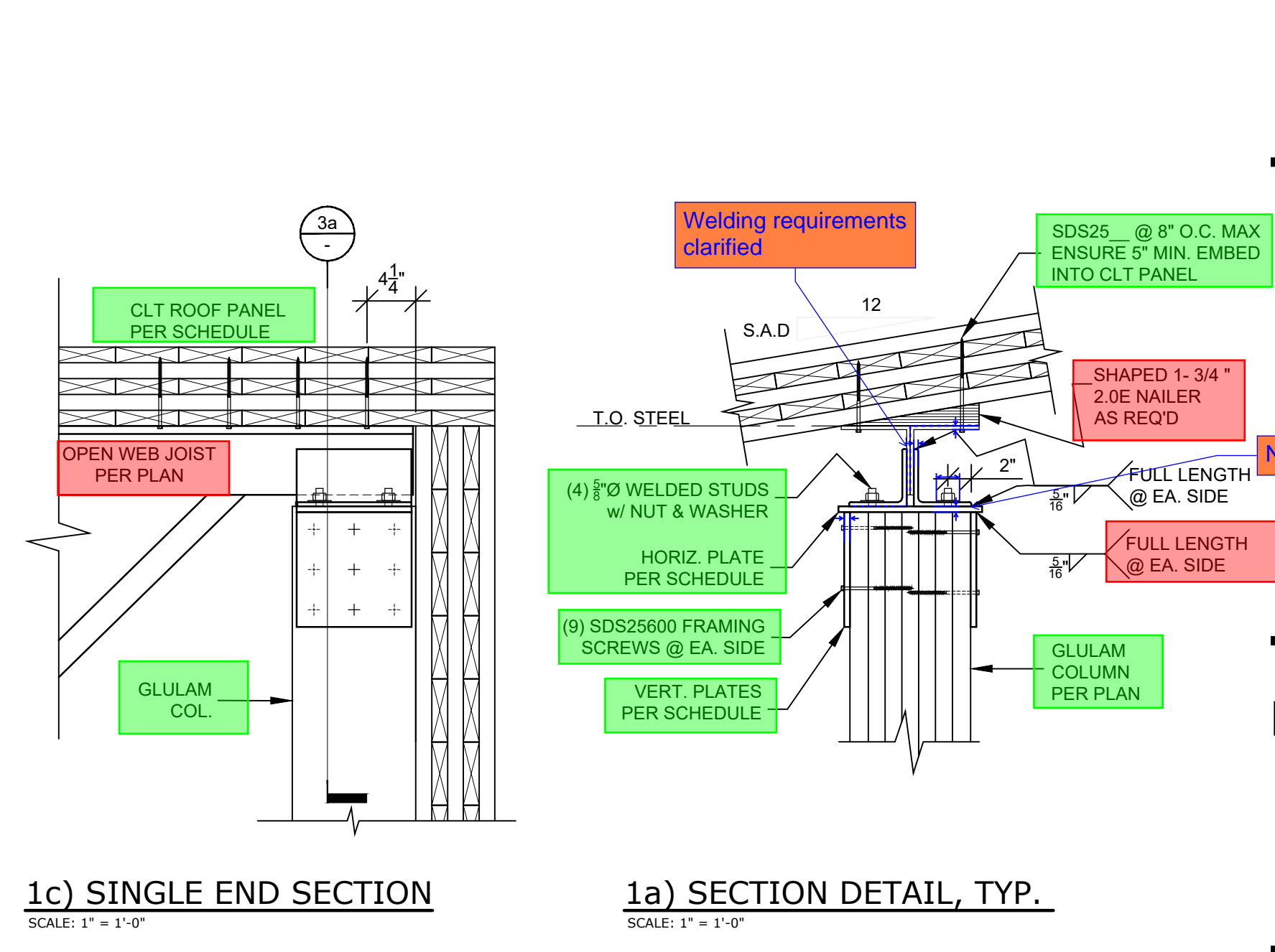


**3** LIME SHED SECTION DETAIL  
S4.4 SCALE: 1" = 1'-0"



**2** O.W.J. SLOPING DETAILS  
S4.4 SCALE: 1" = 1'-0"

GLULAM COLUMN SIZE SEE PLAN	VERT. PLATE	HORIZ. PLATE
8.875"x9"	PL-3x6x0-10"	PL-3x6x0-10"
10.875"x13.5"	PL-3x10x1-1 1/2"	PL-3x12x1-1 1/2"
12.375"x13.5"	PL-3x10x1-1 1/2"	PL-3x13-3x1-1 1/2"



**1** GLULAM COLUMN TO O.W.J DETAIL  
S4.4 SCALE: 1" = 1'-0"

Date	Revision

Project Number	21-074
Drawn by	JAL/JMM/JDC/MRK
Date	03/05/2026
Print Date	03/05/2026

Project / Owner  
**NCSD Wood Energy Facility Project**  
900 Northstar Drive  
Truckee, CA 96161  
APN: 110-081-032

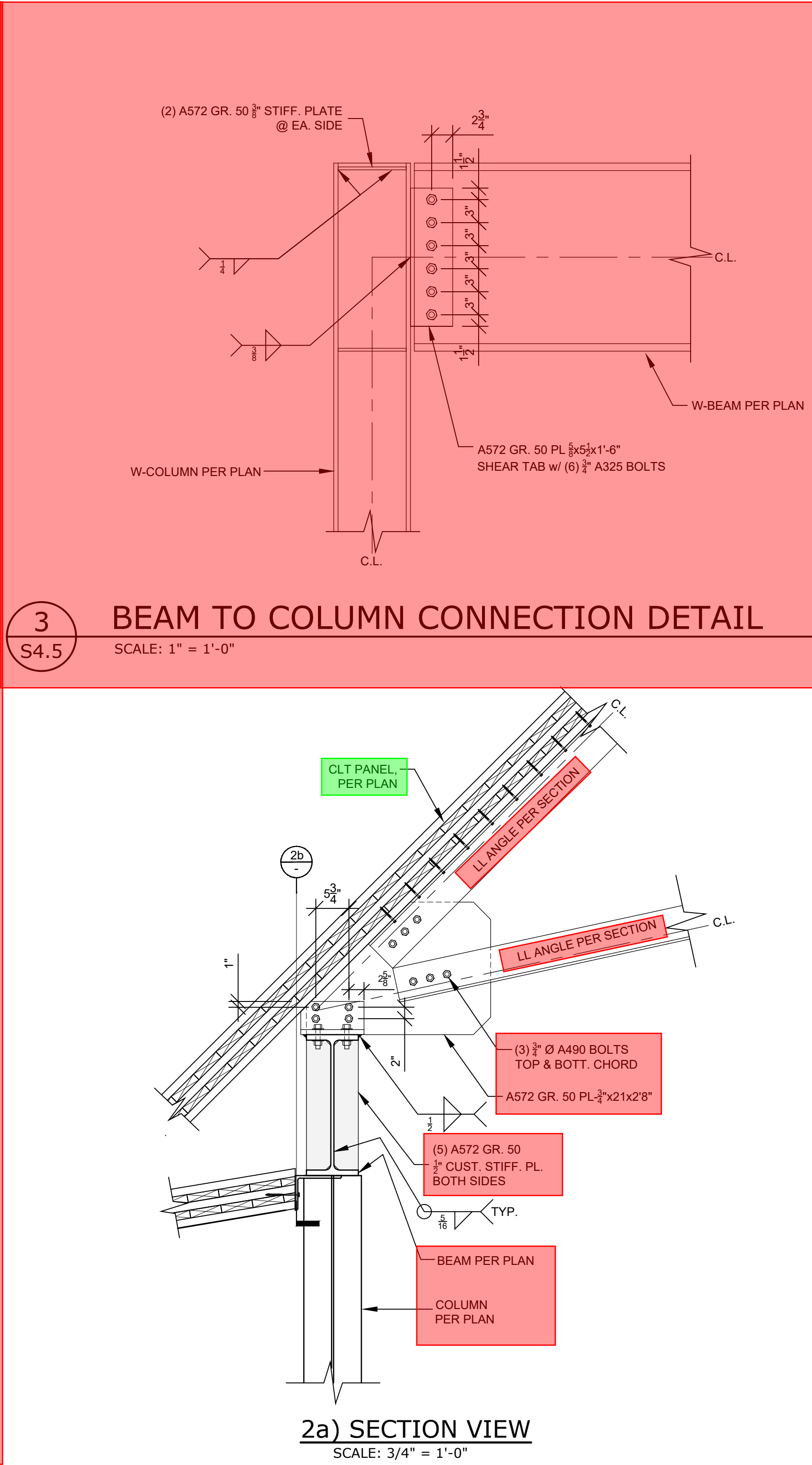
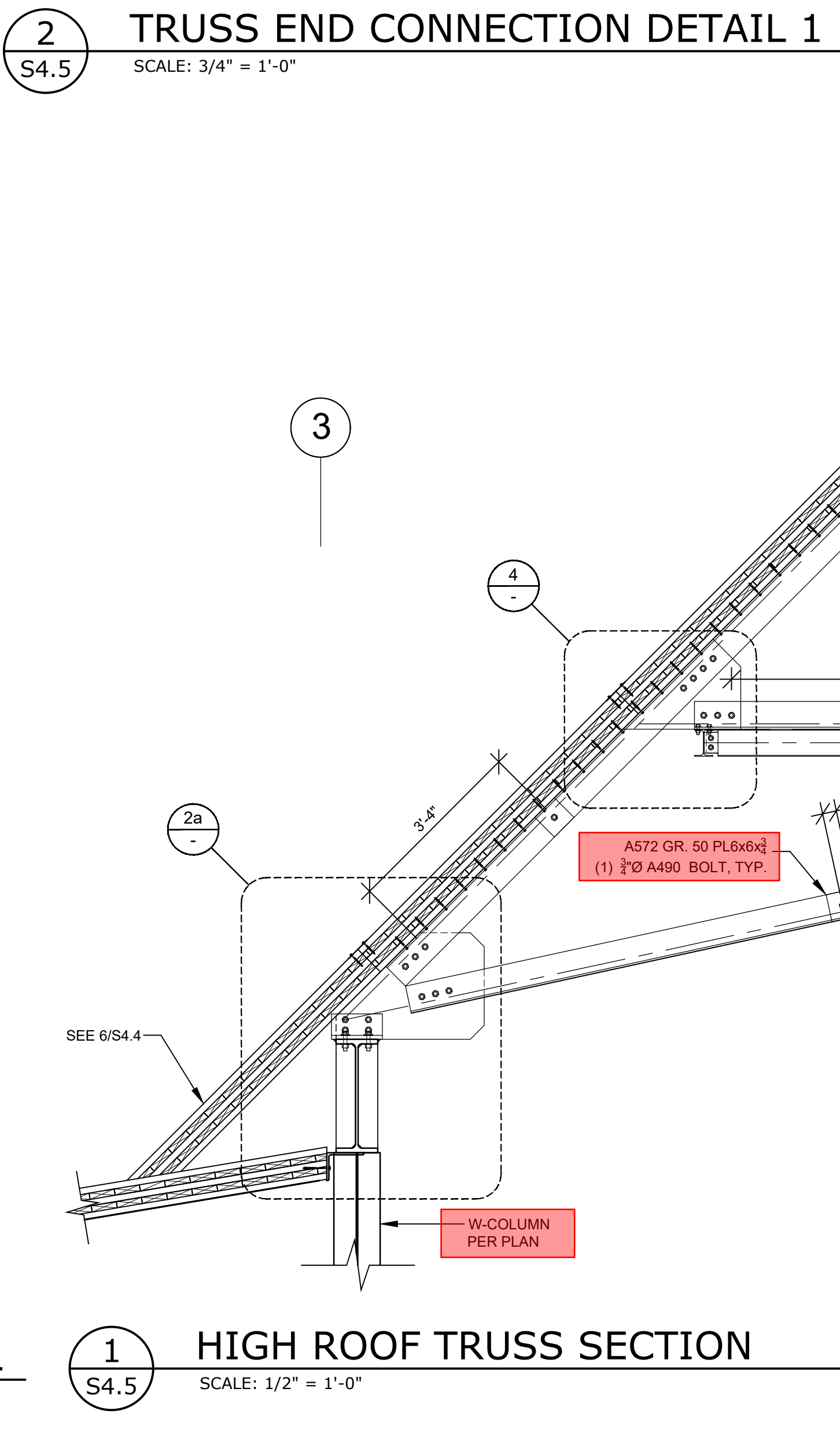
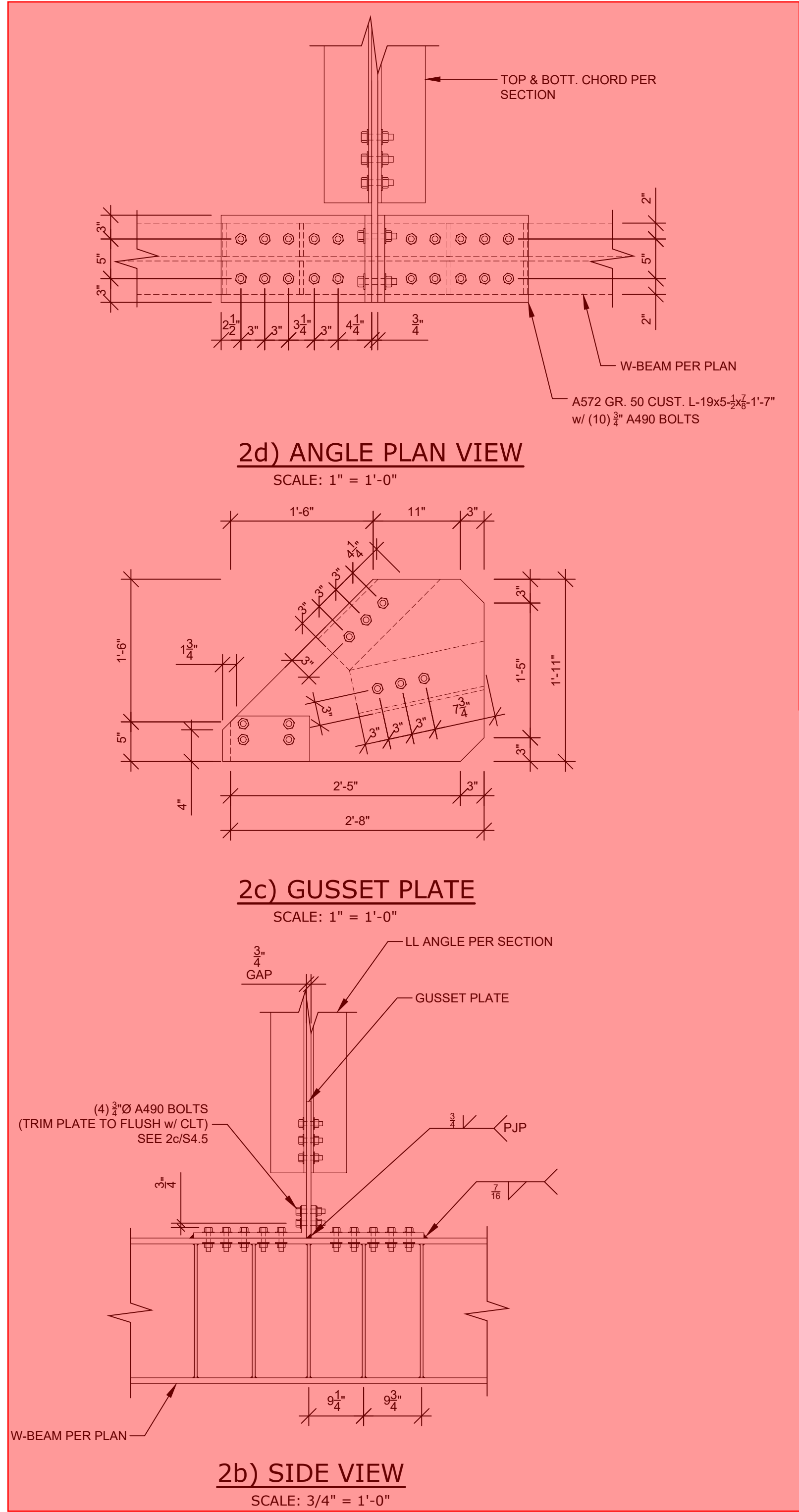
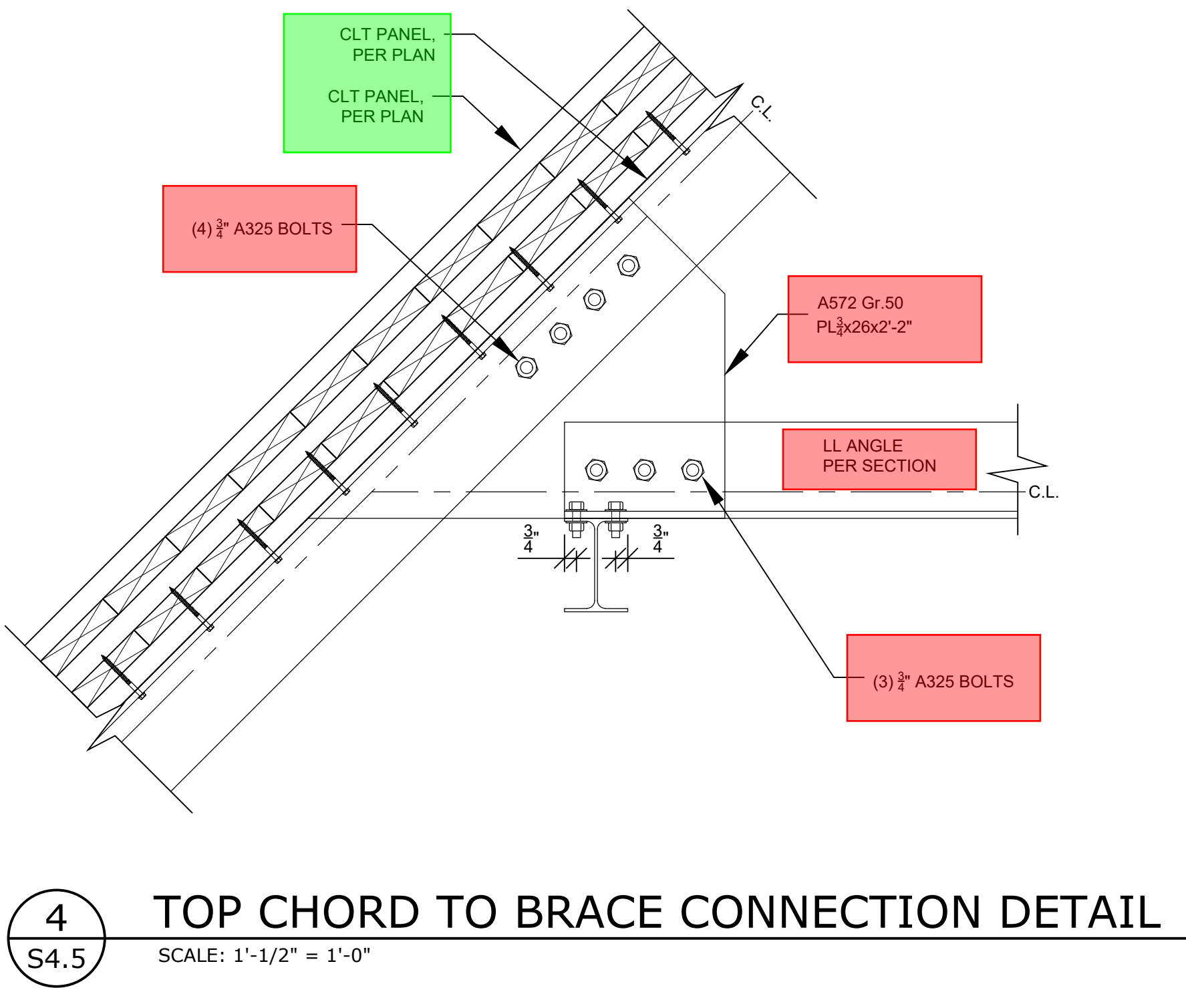
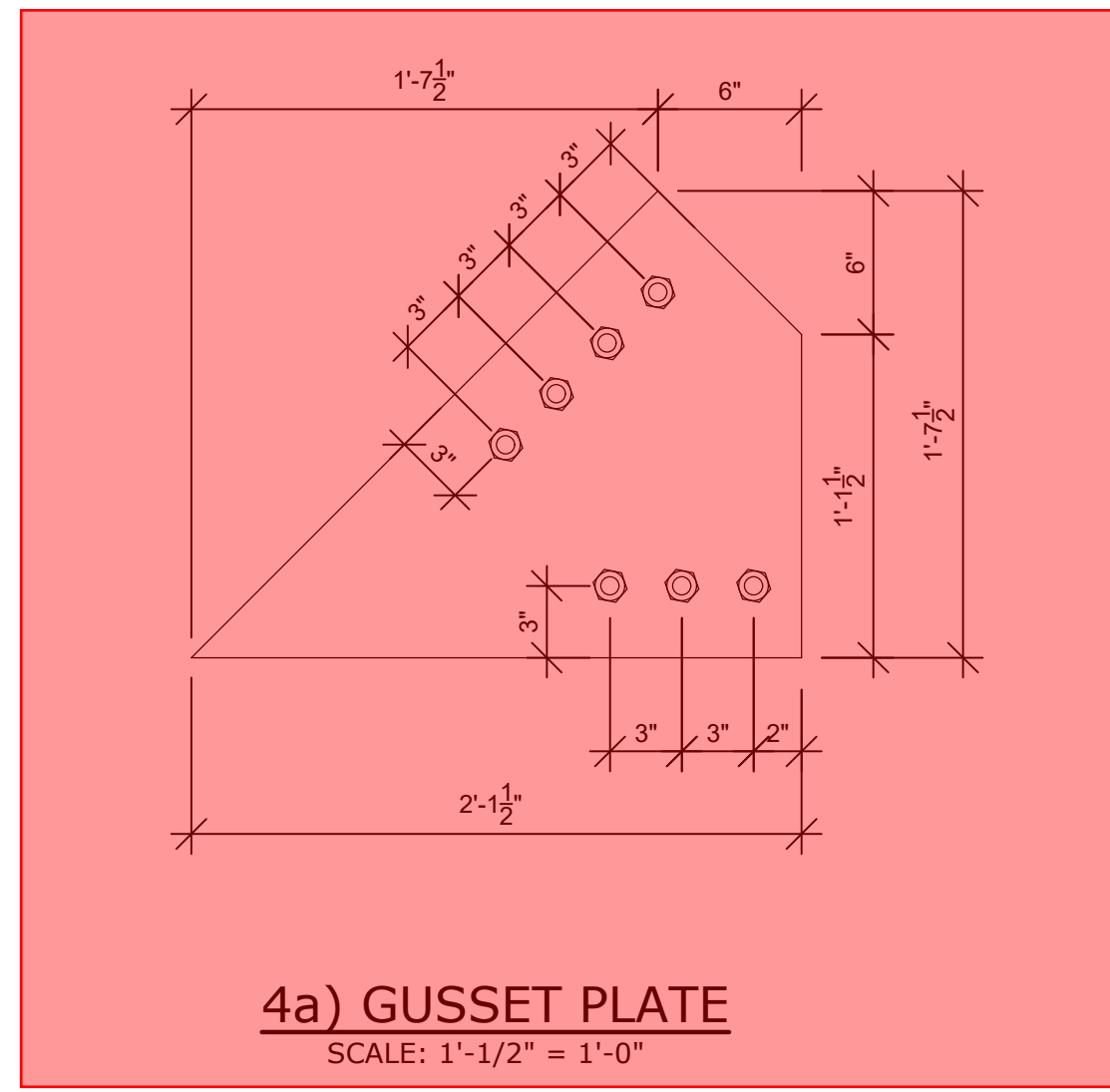
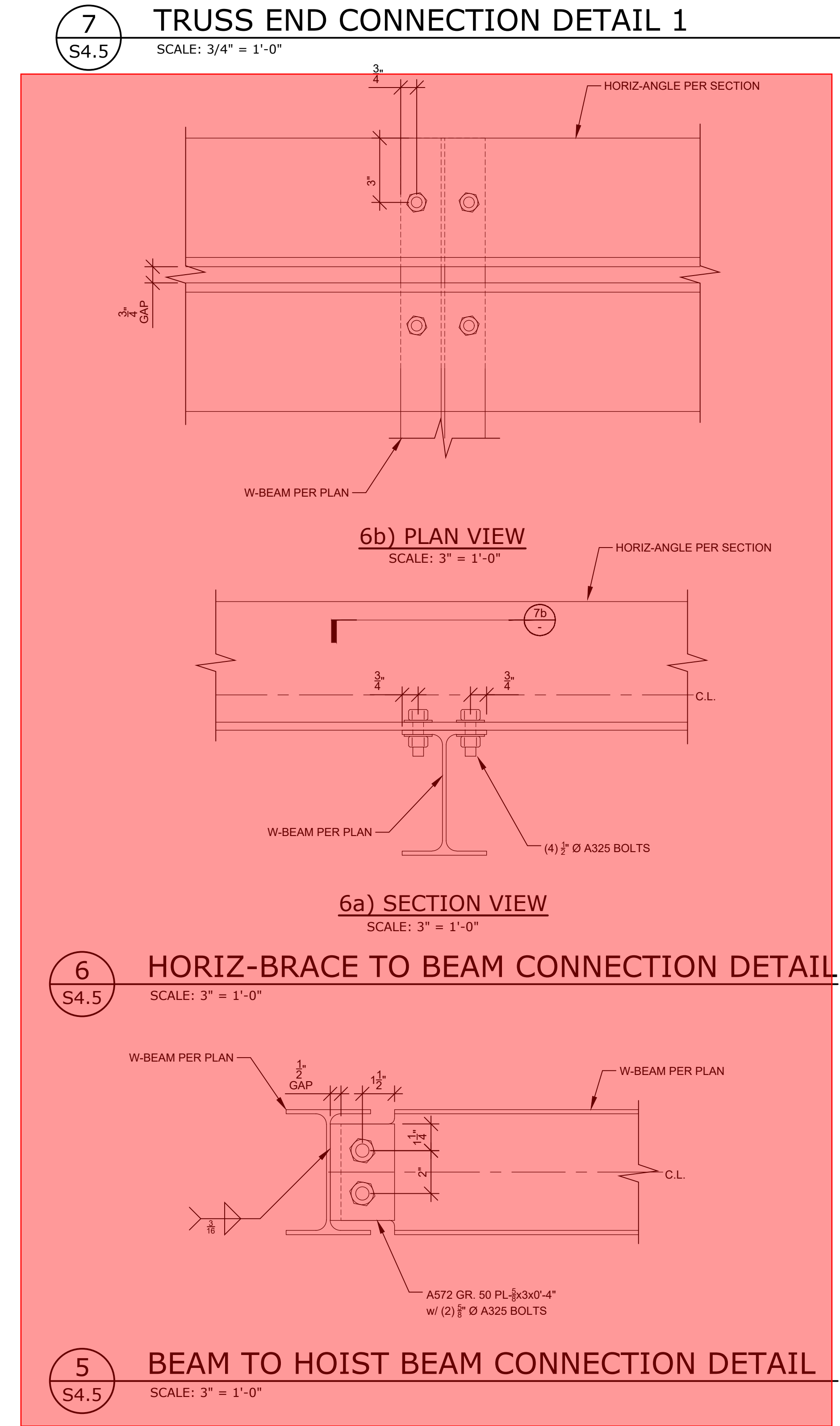
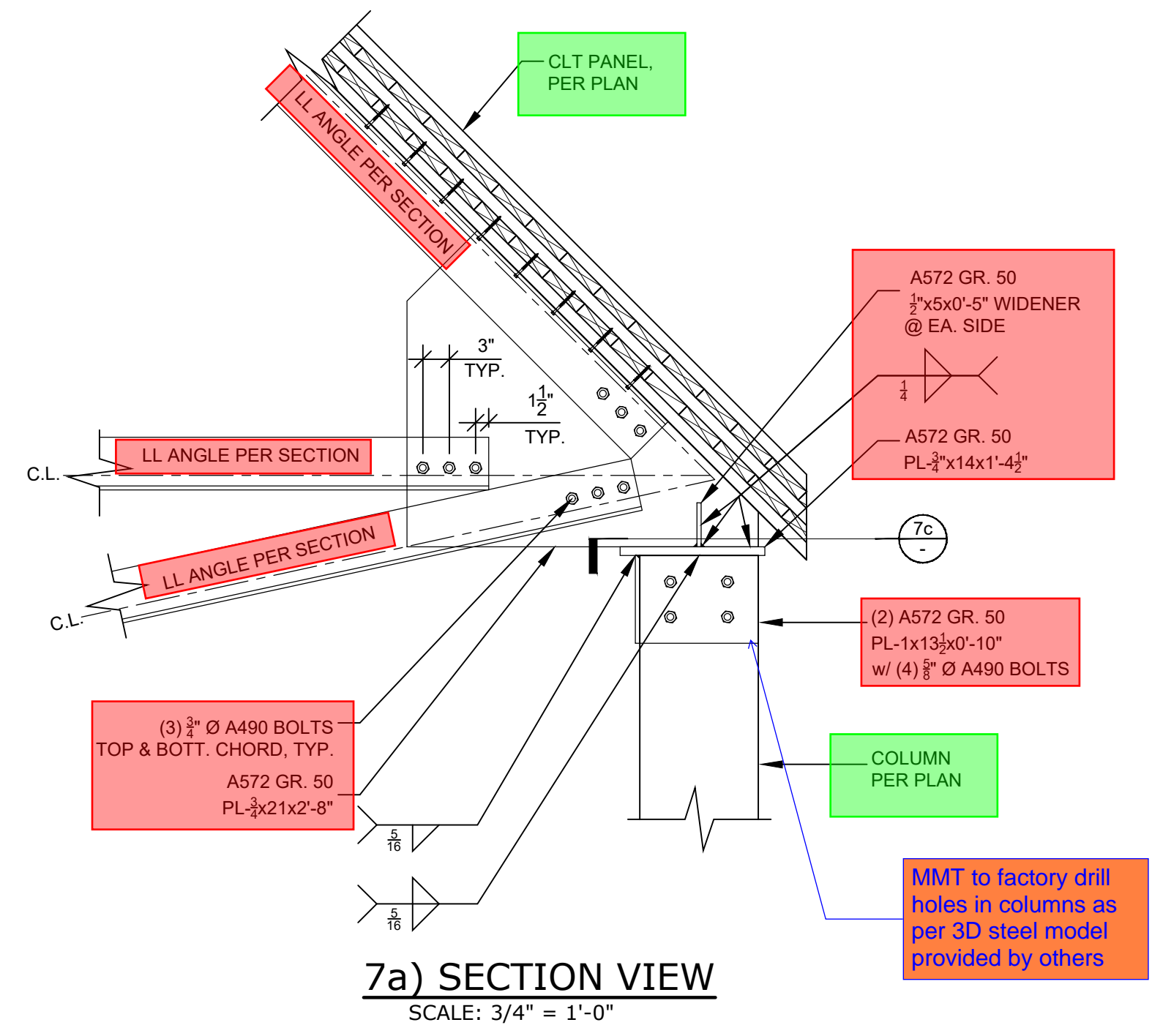
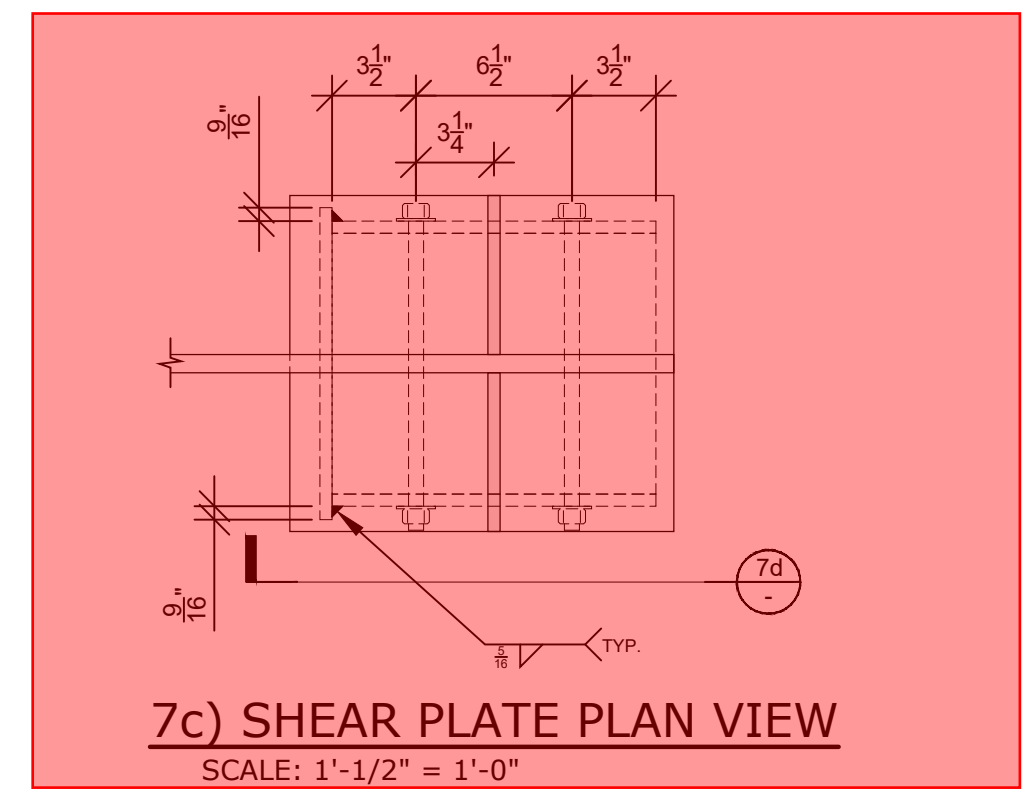
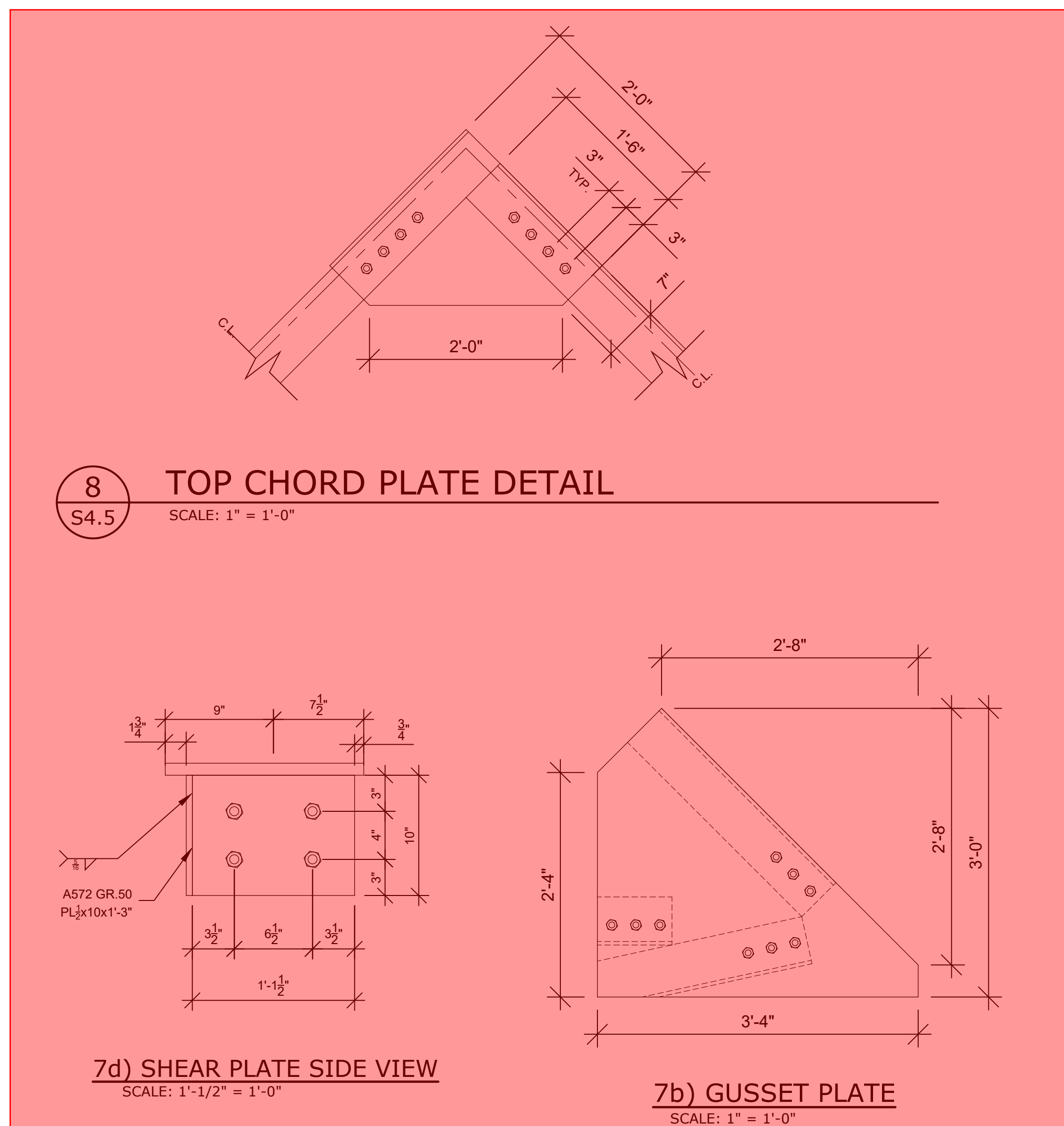


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AGENCY STAMP BELOW



Sheet Title  
**Framing Details**  
Sheet Number  
**S4.4**

FOR PERMIT



Date	
Revision	
Project Number	21-074
Drawn by	JAL/JMM/JDC/MRK
Date	03/05/2026
Print Date	03/05/2026

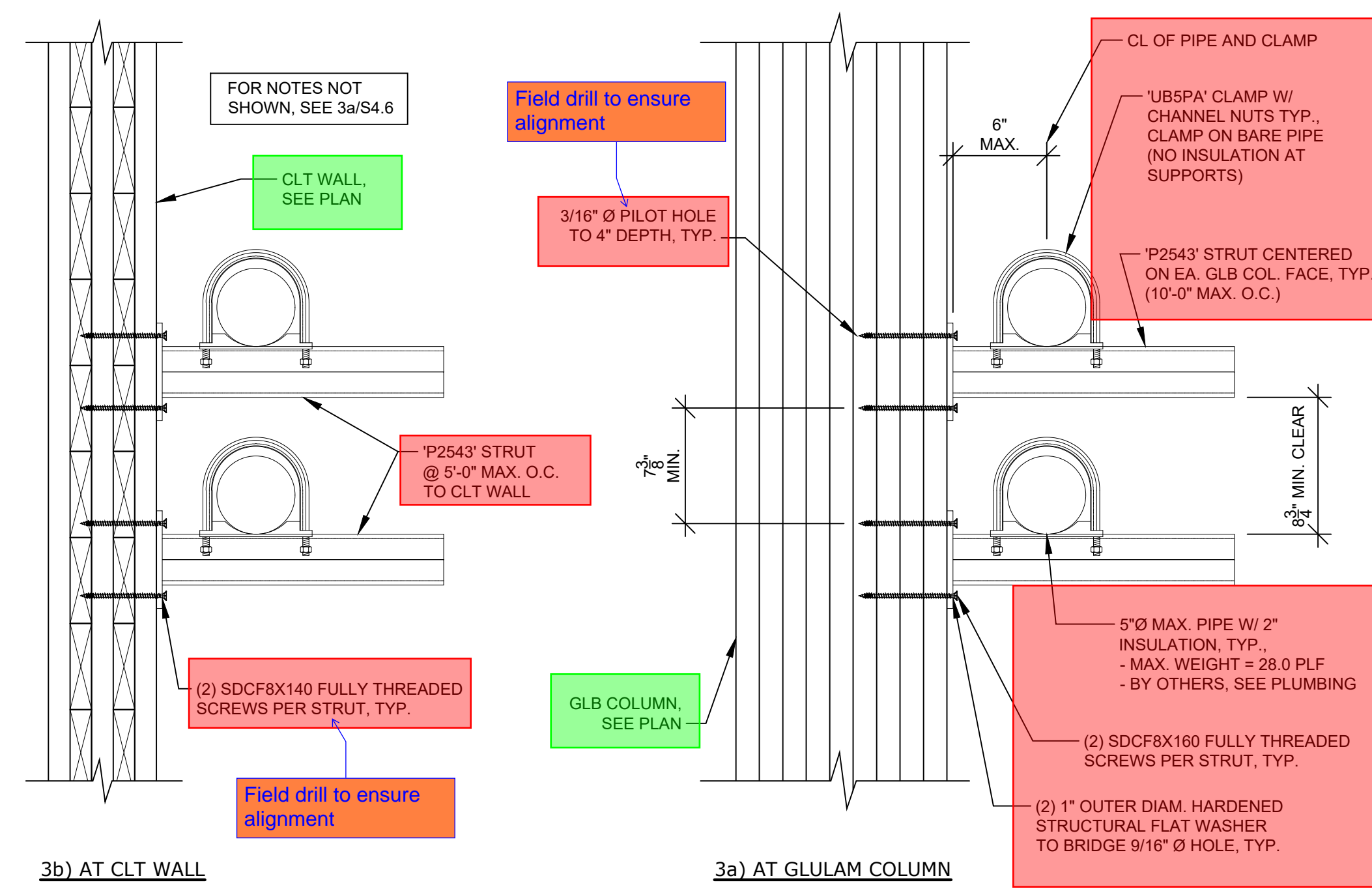
Project / Owner  
**NCSD Wood Energy Facility Project**  
900 Northstar Drive  
Truckee, CA 96161  
APN: 110-081-032



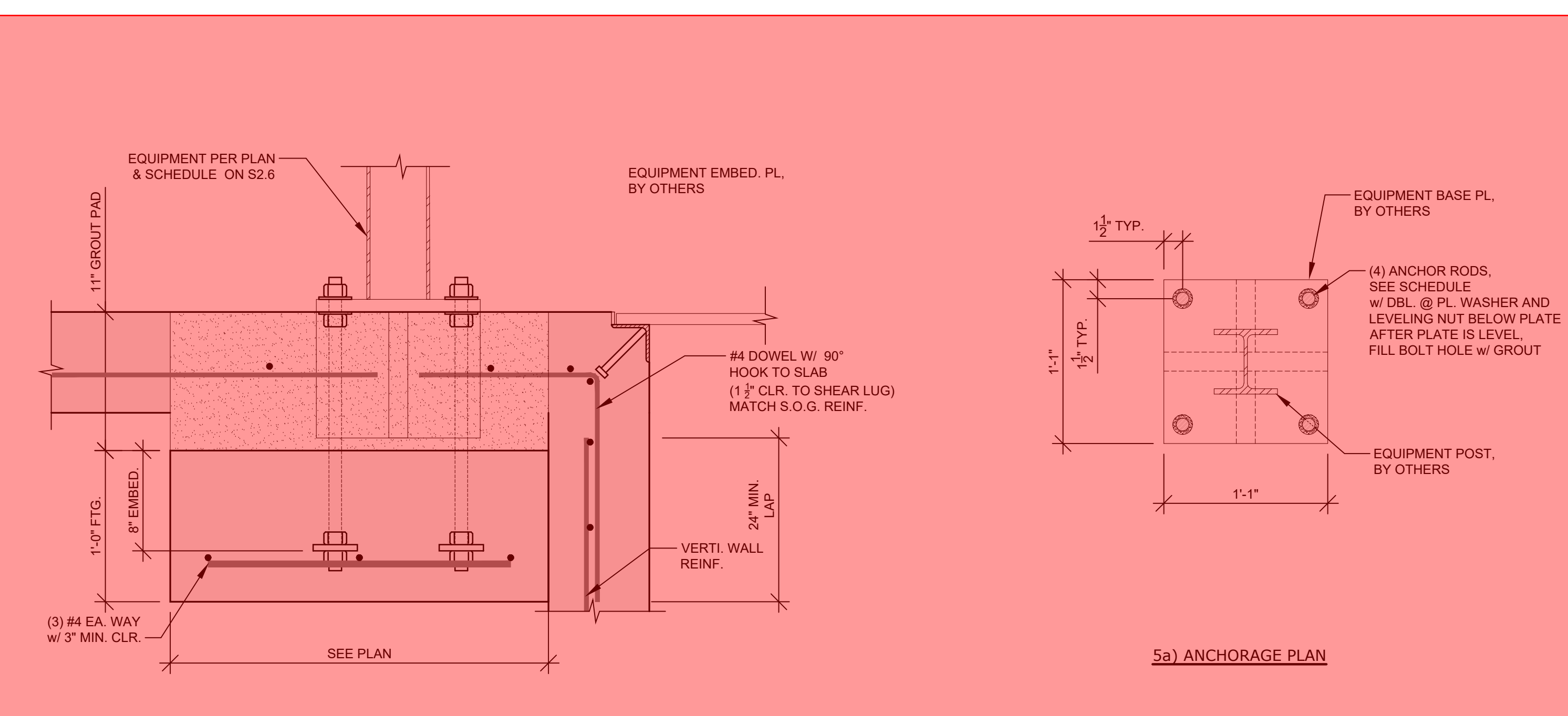
**KYLER ENGINEERING**  
P.O. BOX 1859  
MCCOY  
TRUCKEE, CA 96161  
Tel 415-264-2554  
matheson@kylerengineering.com

Sheet Title  
**Truss Section and Details**  
Sheet Number  
**S4.5**

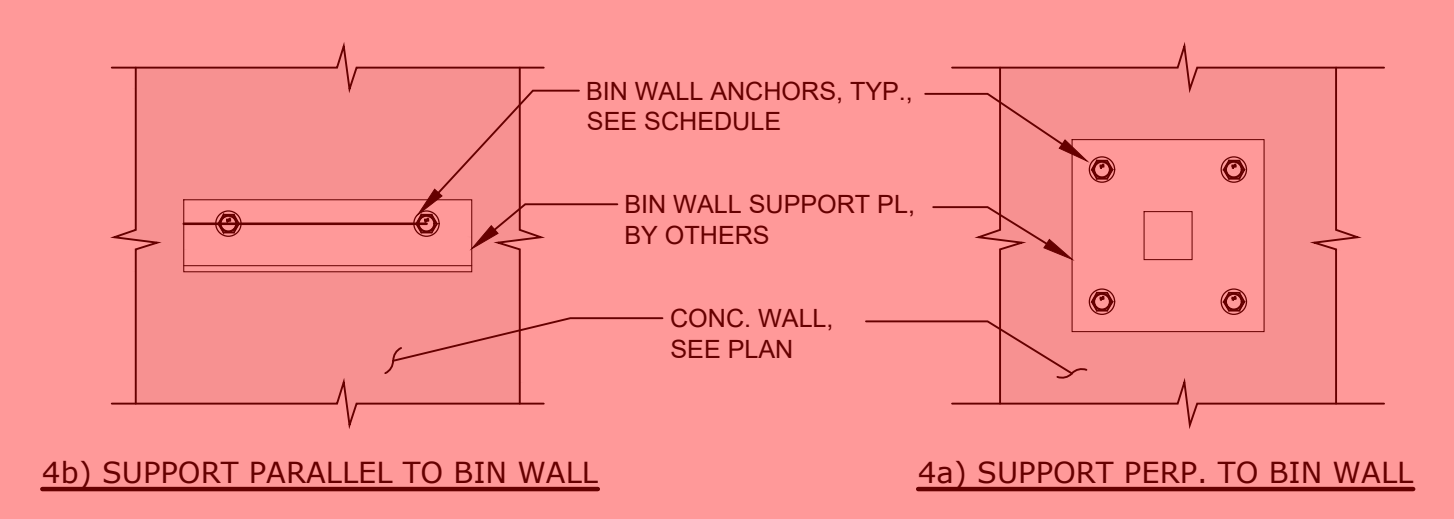
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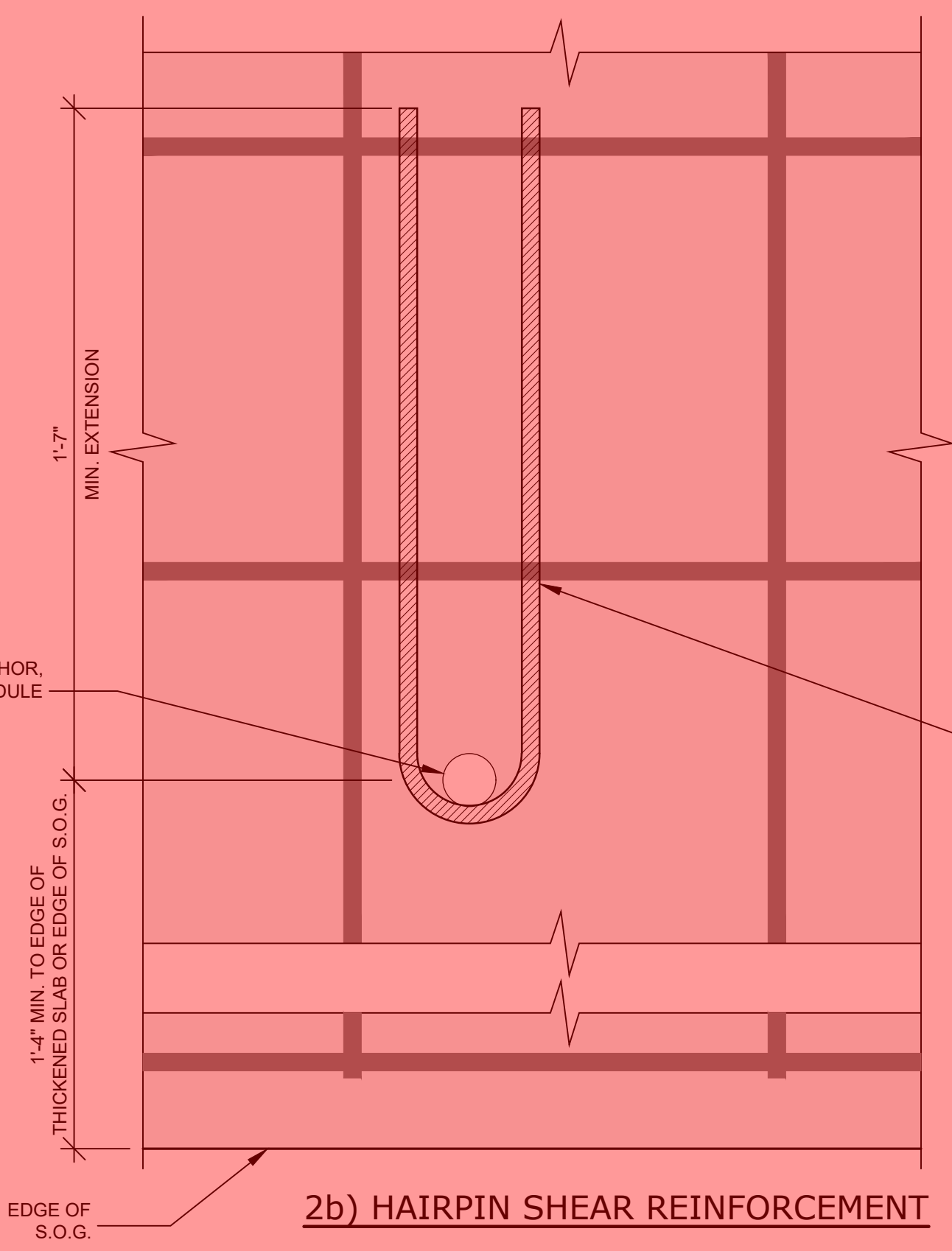
**6** PIPE SUPPORT  
SCALE: 1'-1/2" = 1'-0"



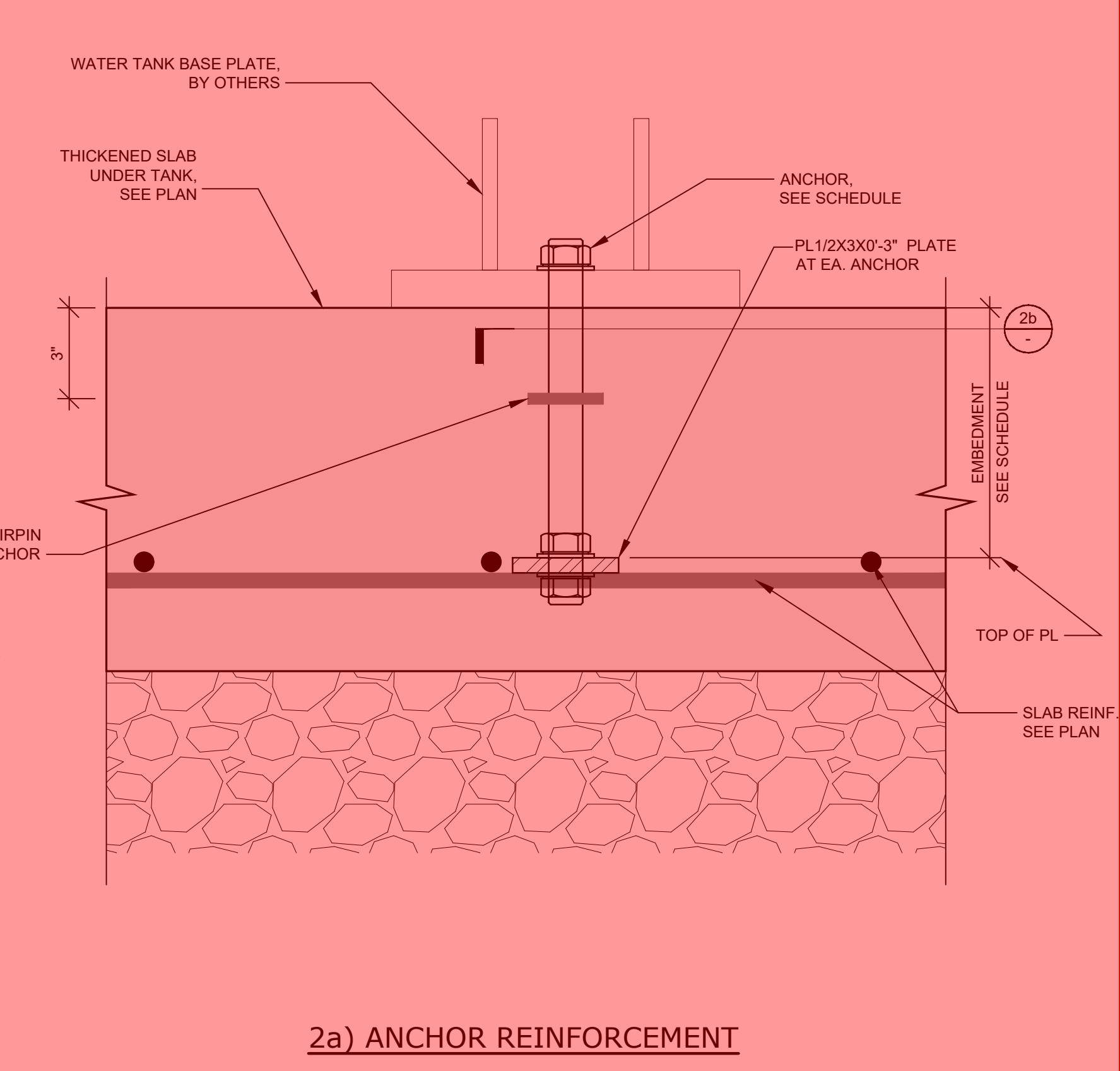
**3** CERAMIC FILTER TYPICAL ANCHORAGE  
SCALE: 1'-1/2" = 1'-0"



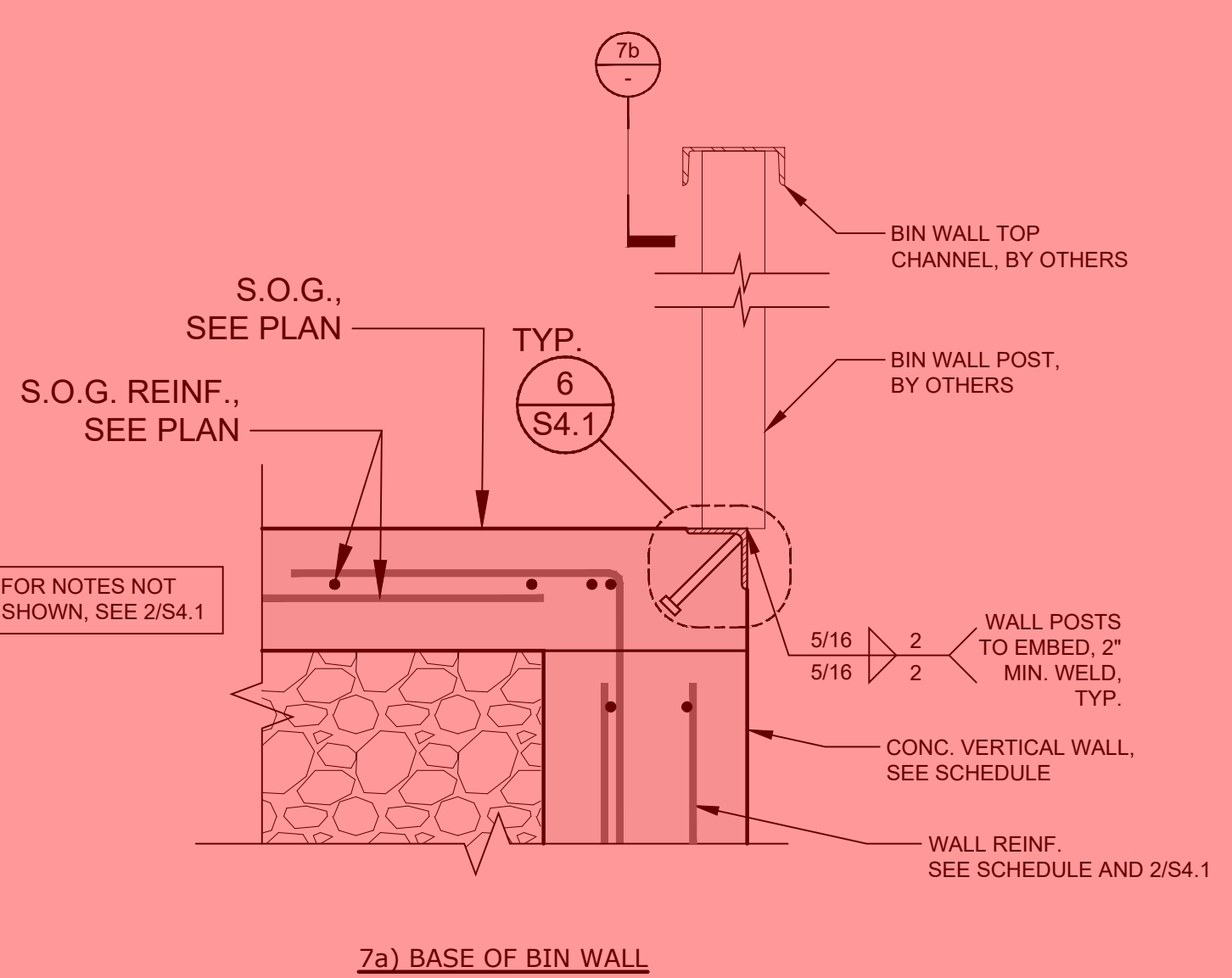
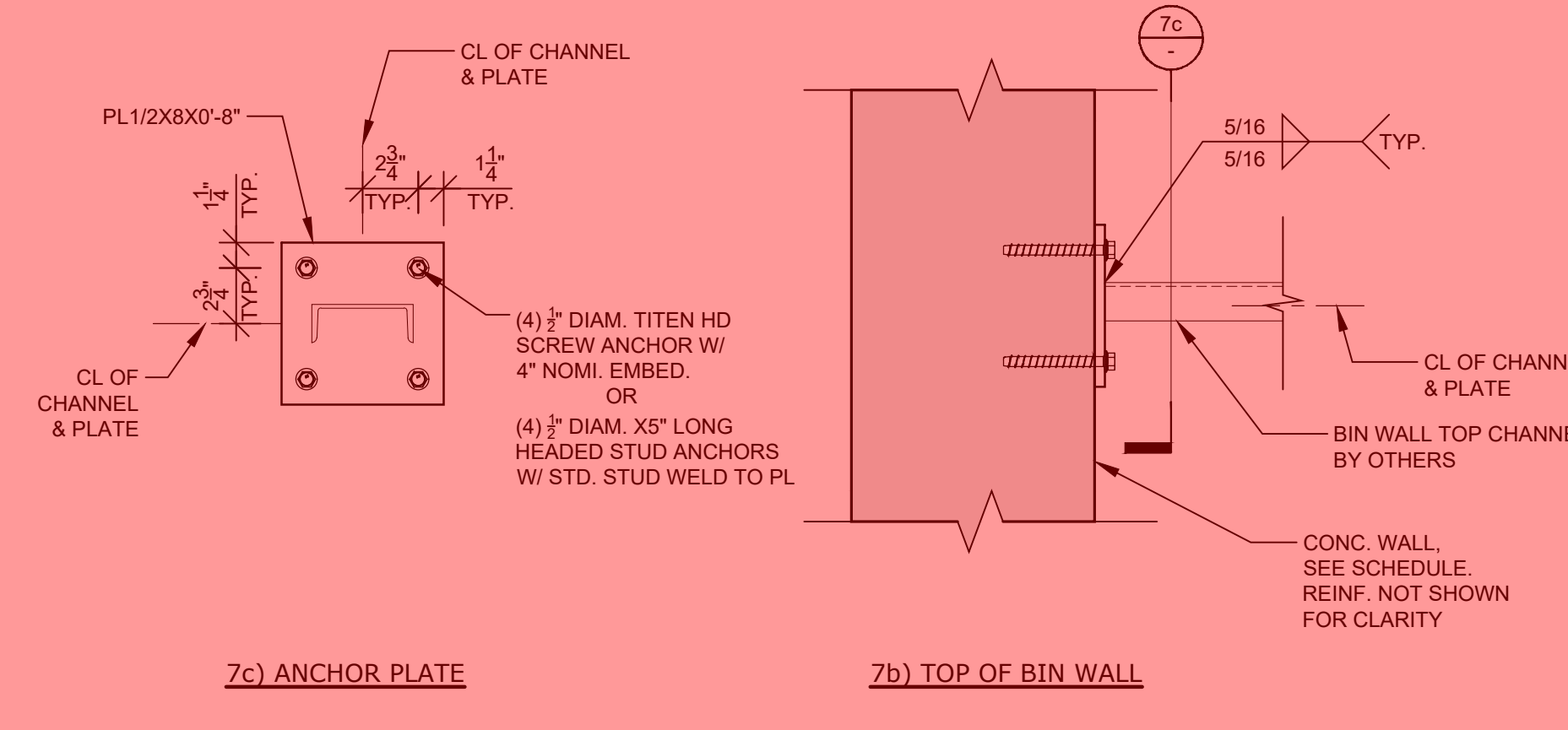
**5** BIN WALL TO PERPENDICULAR CONC. WALL  
SCALE: 1'-1/2" = 1'-0"



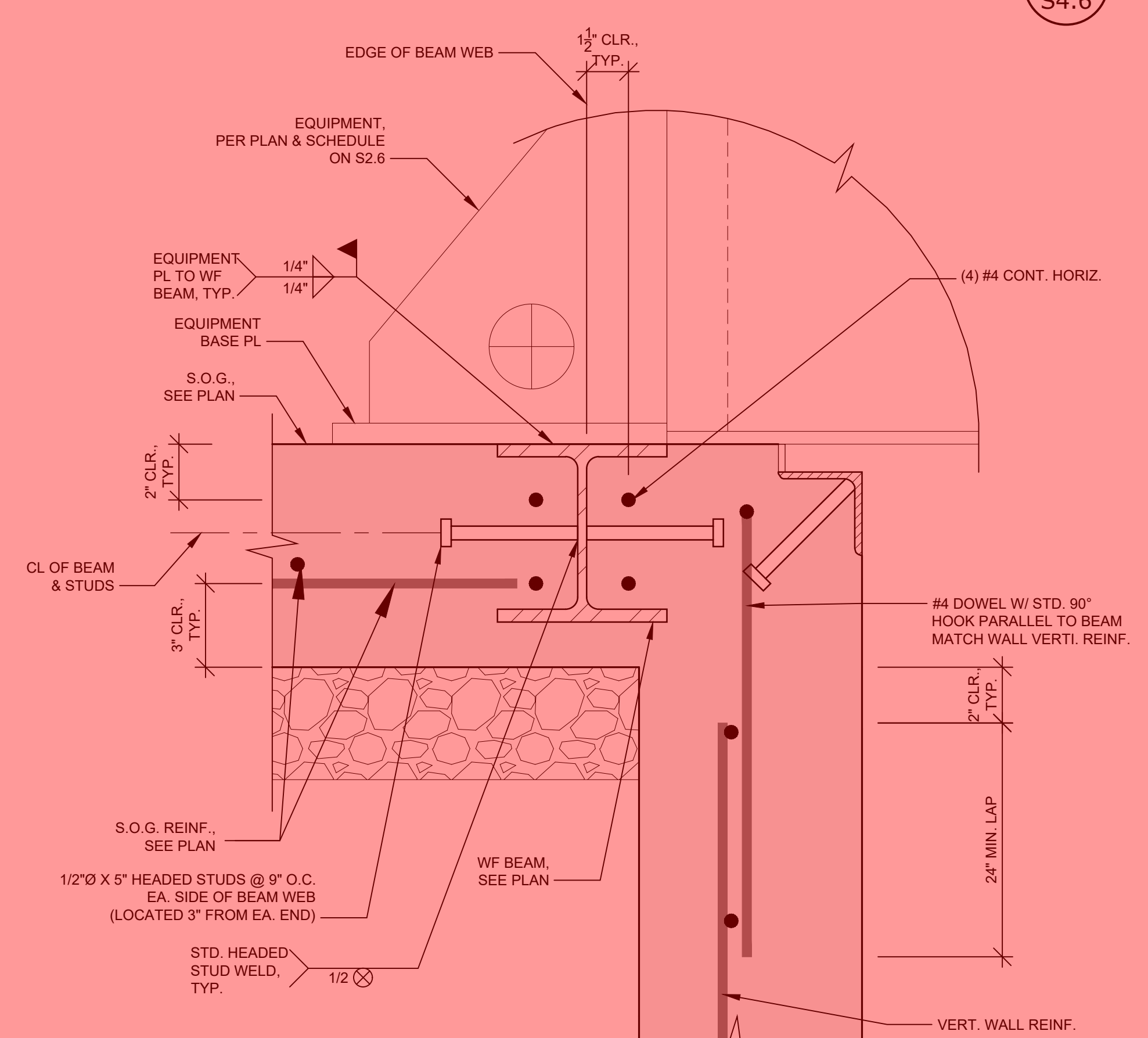
**2** WATER TANK ANCHORAGE  
SCALE: 3" = 1'-0"



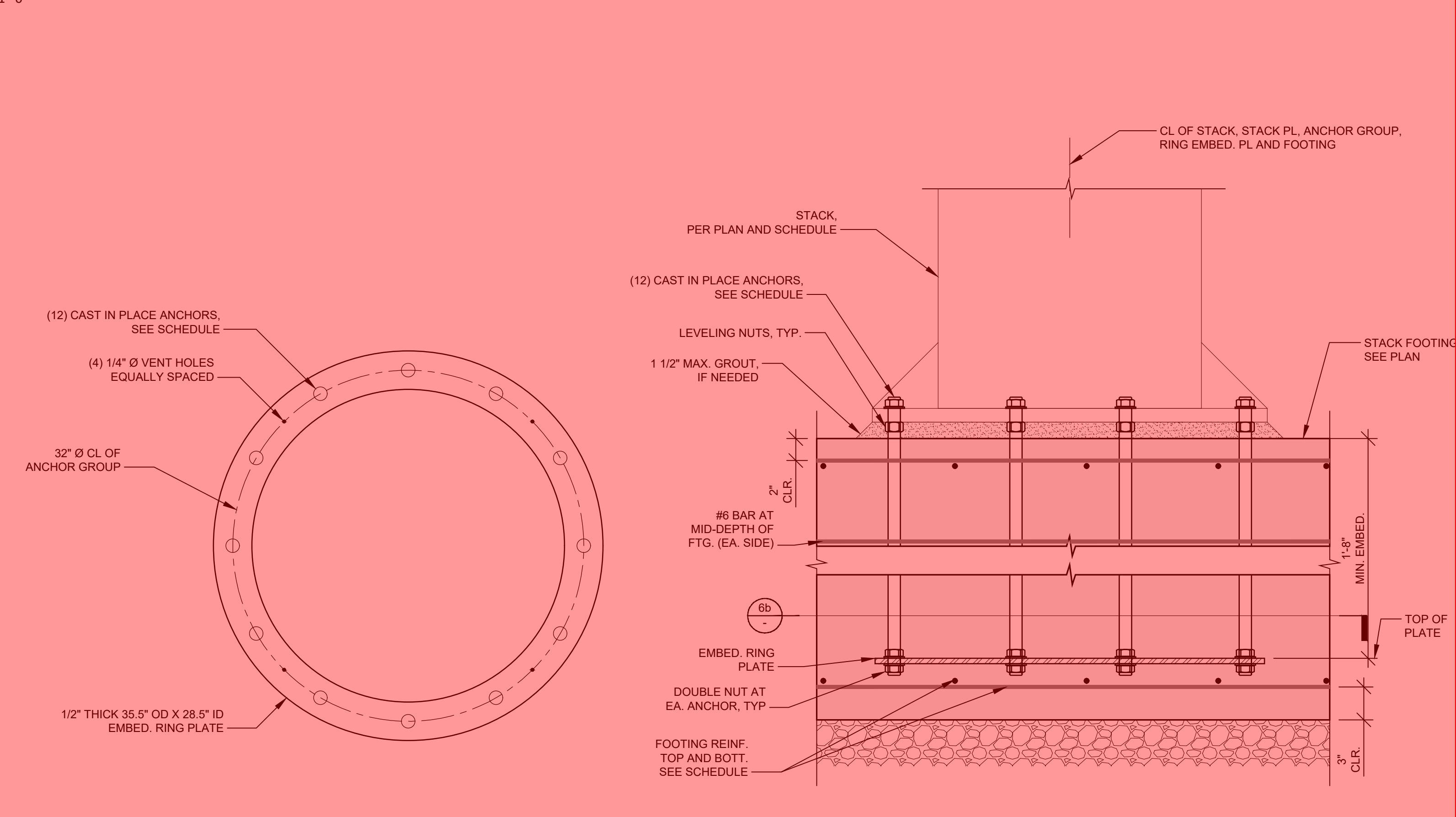
**2a)** ANCHOR REINFORCEMENT



**7** BIN WALL PARALLEL SUPPORT  
SCALE: 1'-1/2" = 1'-0"



**4** UNIT TO STEEL BEAM ANCHORAGE  
SCALE: 3" = 1'-0"

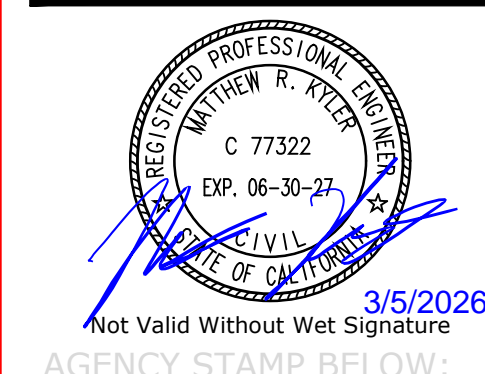


**1** STACK ANCHORAGE DESIGN  
SCALE: 1'-1/2" = 1'-0"

Revision	Date

Project Number	21-074
Drawn By	JAL/JMM/JDC/MRK
Date	03/05/2026
Print Date	03/05/2026

Project / Owner  
**NCSD Wood Energy Facility Project**  
900 Northstar Drive  
Truckee, CA 96161  
APN: 110-081-032



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Sheet Title  
**Equipment Anchorage Structural Details**  
Sheet Number

**S4.6**

FOR PERMIT



# N · C · S · D

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

**Board of Directors**  
John Radanovich, President  
Warren "Chip" Brown  
Nancy Ives  
Marilyn Forni  
Candace Roeder

**General Manager**  
Mike Geary, PE

## Wood Energy Facility Construction Phase Consultant Services

**DATE:** April 15, 2026

**TO:** District Board Members

**FROM:** Director of Public Works Martin

**SUBJECT:** Wood Energy Facility Project – Construction Phase Consultant Services

**BACKGROUND:** The bid period for the Wood Energy Facility (WEF) spans from March 13 to April 14, and award of a construction contract will be considered at the April 15 Board Meeting.

The project includes civil sitework (to include grading, concrete foundations, concrete flatwork, rockery retaining walls, AC paving, etc.), coordination with Messersmith, the boiler equipment provider, who will place equipment after concrete slabs are constructed, erection of an owner provided mass timber building package, mechanical, electrical and plumbing for the facility, installation of owner provided Organic Rankine Cycle power generators, and offsite mechanical connections at six locations in the Northstar Village.

**DISCUSSION:** To accompany work for the Project, staff sought proposals for construction phase consultant services including field inspection and geotechnical services with Construction Materials Engineers (CME) and design team construction support services with PR Design and Engineering (PR Design).

**FISCAL/RESOURCE IMPACT:** Total WEF project costs are estimated at \$14MM, and the proposed construction phase consulting phase services total \$767,927. Ten grants have been secured for the project totaling \$5.07MM. Investment Tax Credit funding is anticipated at just over \$4MM. The internal debt financing need is estimated at \$4.5-5.0MM with a loan payback of 12-13 years (with annual profits applied toward the loan balance). The projected 25-year program revenue is estimated at \$7.5-8MM. Construction phase consultant support was contemplated for the WEF in the FY 2025-26 capital budget. Consultant services are also being budgeted for FY 2026-27.

The following consultant services proposals exceed \$50,000 and require Board authorization:

1. Field Inspection and Geotechnical Services - \$344,106

**2. Design Team Construction Support - \$423,821**

**RECOMMENDATION:** Staff will have a recommendation for these for WEF construction phase consulting services totaling \$767,927 at the Board Meeting.

**ATTACHMENTS:**

1. CME Proposal dated March 30, 2026
2. PR Design Construction Support Proposal dated March 30, 2026

**DATE PREPARED:** April 9, 2026



300 Sierra Manor Drive, Suite 1  
Reno, NV 89511

March 30, 2026

Mr. Eric Martin, PE  
**NORTHSTAR COMMUNITY SERVICES DISTRICT**  
908 Northstar Drive  
Truckee, CA 96161

**RE: Construction Inspection, CBC Special Inspection and Materials Testing Proposal  
Northstar Community Services District Wood Energy Facility Project  
Truckee, California**

Dear Mr. Martin:

Construction Materials Engineers, Inc. (CME) is pleased to submit the following proposal to provide professional services for Construction Inspection, CBC Special Inspection, and Material Testing Services for the Wood Energy Facility project.

## 1.0 PROJECT DESCRIPTION

Northstar Community Services District (NCS D) is proposing to construct a new Wood Energy Facility to process wood biomass. The scope of work as currently understood will include civil sitework (grading, concrete foundations, concrete flatwork, rockery retaining walls, asphalt paving), coordination with a boiler equipment provider, erection of owner-provided mass timber building package, mechanical, electrical, plumbing for the facility, installation of owner-provided Organic Rankine Cycle power generators, and offsite mechanical connections at six locations in Northstar Village. The project location is 900 Northstar Drive.

## 2.0 SCOPE OF WORK

An itemized list of the specific activities included within each task is attached as part of our itemized estimated cost. At a minimum, the following construction support services will be provided as detailed in the following seven subtasks:

### 2.1 PROJECT MANAGEMENT

Provide construction project management on an as needed basis for 1.5 hours per week for 56 weeks. Senior Project Manager will provide the following:

- Provide oversight of construction administration services
- Provide monthly invoices with complete task breakdown
- Provide monthly budget summary of consultant services

### 2.2 CONSTRUCTION CONTRACT ADMINISTRATION

Provide Senior Construction Manager consulting services on an as-needed basis, on request (with detailed breakdown shown on attached cost estimate). Senior Construction Manager can provide the following:

- Pre-construction review of bid results, schedule, and/or contract documents
- Review and provide recommendations on contractor's monthly construction schedule and work progress
- Review construction for acceptance and/or mitigation

- Provide recommendations to the NCS D for any necessary construction changes due to field conditions
- Assist in change order review and approval
- Coordinate plant commissioning activities between contractor, equipment vendor, and owner operations staff
- Assisting in permit compliance for utility connections

## **2.3 CONSTRUCTION OBSERVATION**

Provide part-time construction inspection and ICC-Certified Special Inspector during all construction activities (with detailed breakdown shown on attached cost estimate):

- Attend the pre-construction conference meeting
- Monitor the work performed by the Contractor and verify that the work is in accordance with the plans and specifications
- Assist in problem resolution with the NCS D and contractor personnel
- Prepare daily inspection reports hen on site, including photo documentation, submitted weekly to the NCS D
- Perform CBC Special Inspections, when required
- Review approved submittals and verify compliance in the field
- Verify compliance with RFI responses
- Assist in preparation of a final punch list
- Attend weekly construction meeting when required
- Coordinate with local stakeholders, as needed, to provide construction progress updates

## **2.4 MATERIALS TESTING**

Provide the following materials testing:

- Provide materials testing for compliance with the project specifications. Materials to be tested will include aggregate base, bedding/backfill materials, Portland Cement Concrete and asphalt concrete. Test reports, accompanied with our recommendation regarding acceptance/mitigation of materials, shall be submitted promptly to the NCS D.
- Provide on-site nuclear gauge testing and sampling during the placement of bedding and back fill, aggregate base, fill materials, road base placement, and asphalt placement. Provide laboratory tests including moisture density curves, sieve analysis and plasticity index. Test frequency shall comply with the project specifications. Provide verbal results at the time of testing to the inspector and written test reports to the NCS D Project Manager and the Contractor on a weekly basis.
- Provide on-site concrete testing and sampling during the placement of concrete. Tests include; air content, slump, maximum/minimum thermometer readings, and compressive strength of molded cylinders. Test frequency shall comply with the project specifications. Provide verbal results at the time of testing to the Inspector and written Test Reports to the NCS D Project Manager and the Contractor on a weekly basis.
- Provide HMA testing per project specification frequencies. Laboratory tests shall include asphalt content, aggregate gradation, specific gravity, Marshall properties, and unit weight.

Provide written test reports to the NCS D Project Manager and the Contractor within 24 hours of sampling.

- Provide HMA coring and laboratory testing. Provide laboratory tests including core unit weight, percent compaction and in place air voids. Provide written test reports to the NCS D Project Manager and the Contractor within 24 hours of sampling. All cores will be backfilled with a DOT rated rapid set grout.
- All laboratory testing will be performed in our AASHTO-accredited Reno laboratory.

## 2.5 CONTINGENCY

A budget allowance of 5% has been included to address additional scope items. These additional scope items are limited to activities that support completion of the project. Any additional service requests will require written authorization by the NCS D to proceed on a time and expense basis.

## 3.0 ESTIMATED FEES

Based on our understanding of the project, assumed schedule, and Construction Materials Engineers, Inc. paying prevailing wages, we will provide our Construction Inspection, CBC Special Inspection, and Materials Testing services, as outlined in Section 2.0, on a time-and-materials basis not to exceed the estimated total task fees of \$344,106.00. A five percent contingency is included for any anticipated schedule and scope of work change. Attached is an itemized estimated cost.

Our services are dependent on your construction schedule and the provided scope of work. Any changes to the mentioned scope and assumed project schedule may result in a change in cost. All services outside the mentioned scope including retests will be provided on a time and materials basis in accordance with our current standard fee schedule.

We thank you for the opportunity to submit this proposal and look forward to its favorable consideration. If you have any questions, please contact us.

Sincerely,

### CONSTRUCTION MATERIALS ENGINEERS, INC.

  
John Collins, CCM, MBA  
Senior Construction Manager  
[jcollins@cmenv.com](mailto:collins@cmenv.com)  
Direct: 775-737-7582  
Cell: 775-309-3116

  
Jon A. Del Santo, P.E.  
Principal  
[jdelsto@cmenv.com](mailto:jdelsto@cmenv.com)  
Direct: 775-737-7564  
Cell: 775-846-4399

**NCSD WOOD ENERGY FACILITY PROJECT  
CONSTRUCTION INSPECTION & MATERIALS TESTING  
56 WEEK CONSTRUCTION SCHEDULE**

NORTHSTAR COMMUNITY SERVICE DISTRICT

DATE : 3/30/2026

ACTIVITY	QTY (DAYS/WKS)	HRS	RATE	TOTAL	COMMENTS
<b>TASK 1 - PROJECT MANAGEMENT</b>					
<b>56 WEEKS</b>					
SENIOR PROJECT MANAGER	56	2.5	\$ 240.00	\$ 33,600.00	56 WKS CONST (5/4/26-5/31/27)
PERIODIC MEETINGS/SITE VISITS	4	4	\$ 225.00	\$ 3,600.00	PRE-CON
VEHICLE		16	\$ 15.00	\$ 240.00	HOURLY (SITE VISITS)
				\$	<b>37,440.00</b>

<b>TASK 2 - CONSTRUCTION CONTRACT ADMINISTRATION</b>					
SENIOR CONSTRUCTION MANAGER	10	2	\$ 240.00	\$ 4,800.00	CM SUPPORT, IF NEEDED
WEEKLY MEETINGS/SITE VISITS	4	4	\$ 225.00	\$ 3,600.00	
VEHICLE		16	\$ 15.00	\$ 240.00	HOURLY (SITE VISITS)
				\$	<b>8,640.00</b>

<b>TASK 3 - CONSTRUCTION OBSERVATION</b>					
<b>INCLUDES CBC SPECIAL INSPECTION</b>					
INSPECTOR - REG.	8	24	\$ 190.00	\$ 36,480.00	3 DAYS/WK (5/4/26 - 6/30/26)
INSPECTOR - REG.	27	24	\$ 200.00	\$ 129,600.00	3 DAYS/WK (7/1/26 - 12/31/26)
INSPECTOR - REG.	17	12	\$ 200.00	\$ 40,800.00	1.5 DAYS/WK (1/4 - 4/30/27)
INSPECTOR - OT.	20	1	\$ 265.00	\$ 5,300.00	OVERTIME, AS NEEDED
VEHICLE		1064	\$ 15.00	\$ 15,960.00	HOURLY
				\$	<b>228,140.00</b>

<b>TASK 4 - MATERIALS TESTING</b>					
<b>SOIL/PCC/AC</b>					
TESTING TECHNICIAN - REG.	8	4	\$ 175.00	\$ 5,600.00	GRADING 200CY FILL, RET WALL FILL
TESTING TECHNICIAN - REG.	12	4	\$ 175.00	\$ 8,400.00	UTILITY BACKFILL (~3100LF MISC UG)
TESTING TECHNICIAN - REG.	10	8	\$ 175.00	\$ 14,000.00	PCC FND, RET WALL, PEDESTAL
TESTING TECHNICIAN - REG.	10	4	\$ 175.00	\$ 7,000.00	MISC SITEWORK PCC
TESTING TECHNICIAN - REG.	2	8	\$ 185.00	\$ 2,960.00	AC ~900 TONS
TESTING TECHNICIAN - REG.	2	8	\$ 185.00	\$ 2,960.00	AC CORING (2-PERSON CREW)
NUCLEAR GAUGE		96	\$ 15.00	\$ 1,440.00	EARTHWORK/PAVING
VEHICLE		232	\$ 15.00	\$ 3,480.00	
PROCTOR	3		\$ 300.00	\$ 900.00	NATIVE, BASE
SIEVE ANALYSIS	2		\$ 140.00	\$ 280.00	NATIVE, IF NEEDED
COMPRESSION - CYLINDERS	20		\$ 225.00	\$ 4,500.00	SETS OF FIVE (1/100CY/DAY)
ASPHALT AGGREGATE GRADATION	2		\$ 140.00	\$ 280.00	1 PER DAY OF PAVING
MARSHALL PROPERTIES	2		\$ 275.00	\$ 550.00	1 PER DAY OF PAVING
OIL CONTENT	2		\$ 200.00	\$ 400.00	1 PER DAY OF PAVING
ASPHALT THEORETICAL SPEC GRAV (RICE)	2		\$ 125.00	\$ 250.00	1 PER DAY OF PAVING
UNIT WEIGHT OF CORES	5		\$ 100.00	\$ 500.00	1/1000SY OR 3 MIN
				\$	<b>53,500.00</b>

<b>TASK 5 - 5 PERCENT CONTINGENCY</b>					
INSPECTION/MATERIALS TESTING SERVICES	1			\$ 16,386.00	
				\$	<b>16,386.00</b>

1. REQ'D TO PAY PREVAILING WAGES AT \$84.99/HR (GRP 2 INSP), \$77.78/HR(GRP 3 SOILS/ASPHALT), \$71.81/HR (GRP 4 ACI CONCRETE)
2. TRAVEL BASED ON PREVAILING WAGE TRAVEL AND SUBSISTANCE PROVISIONS SECTION 06.02.01

**ESTIMATED TOTAL FEE: \$ 344,106.00**

To: Eric Martin, Director of Public Works

Northstar Community Services District

From: Andrew T. Ryan, P.E.,

PR Design & Engineering, Inc.

**Subject: Scope of Work and Fee WEF CA Construction Period Services**

Date: 3.30.26

Dear Mr. Martin-

The Architect, Civil Engineer, and Mechanical, Electrical, and Plumbing (MEP) consultants (collectively, the "Design Team") shall provide Construction Phase (CA) services to support the Owner in administering the construction contract and achieving a project that is consistent with the design intent, permit requirements, and the Contract Documents.

These services will provide communication among the Owner, Owner's Construction Manager (CM), Contractor, and Design Team; to review and respond to project documentation generated during construction; and to observe the progress and quality of the Work for general conformance with the Contract Documents.

The Design Team's responsibilities during construction include submittal and RFI review, participation in project meetings, periodic site observation, and support for change management, payment review, and project closeout. The Design Team shall coordinate closely with the Owner's CM, who is responsible for project controls including cost, schedule, and contractor performance.

The Design Team shall act as the Owner's professional representative for matters related to design intent and interpretation of the Contract Documents. However, the Design Team shall not have control over construction means, methods, techniques, sequences, procedures, or safety programs, all of which remain the responsibility of the Contractor.

Construction Phase services shall be performed in accordance with applicable standards of care for professional services in the State of California and in a manner consistent with public works requirements.

#### **Task A: CA PRDEI Scope of Services**

##### **1. General**

The Architect, with support from the Civil Engineer, shall provide construction phase services to assist the Owner in administering the construction contract and observing

the Work for general conformance with the Contract Documents. Services shall be performed in coordination with the Owner and the Owner's Construction Manager (CM). The Architect and Civil Engineer shall not control construction means, methods, sequences, or safety programs.

2. Project Coordination
  - Serve as the Owner's design representative during construction.
  - Coordinate with Owner, CM, Contractor, and consultants.
  - Support overall project communication and documentation flow.
  - Assist with tracking RFIs and Submittals
  - Provide coordination with Owner Furnished Items and Contractor
  - Review Owner Furnished Item shop drawings and other
3. Submittals
  - Review and act on submittals for conformance with design intent and project requirements.
  - Coordinate reviews with Civil Engineer and consultants.
  - Assist with tracking submittals in coordination with CM.
4. Requests for Information (RFIs)
  - Review and respond to RFIs
  - Coordinate reviews with Civil Engineer and consultants
  - Provide clarification sketches or supplemental information as needed
5. Meetings
  - Attend pre-construction and weekly progress meetings.
  - Participate in discussions related to design intent and clarifications.
  - Support meeting documentation as needed.
6. Site Observation
  - Conduct periodic site visits to observe progress and general conformance.
  - Provide written field observation reports.
  - Civil Engineer to attend key site visits for grading, utilities, and site work.
7. Changes and Supplemental Instructions
  - Prepare Architect's Supplemental Instructions (ASIs).
  - Review change order proposals for conformance with Contract Documents.
  - Provide technical input to support Owner and CM.
8. Payment Applications
  - Review Contractor payment applications for general conformance with observed progress.
  - Coordinate with CM

- Provide recommendations to the Owner
9. Quality Assurance Support
- Coordinate with CM, inspectors, and testing agencies.
  - Review reports related to design compliance.
  - Provide clarification on non-conforming work.
10. Substantial Completion and Closeout
- Participate in substantial completion inspection and prepare punch list.
  - Review completion of punch list items.
  - Review closeout submittals including record drawings, O&M manuals, and warranties.
  - Assist Owner with final completion.
11. Civil Engineer Services
- Submittal and RFI review for civil/site work.
  - Site visits at key milestones.
  - Review of civil-related change orders.
  - Review of testing and inspection reports.
  - Support for final site acceptance and closeout.
12. Coordination with Owner's CM
- CM leads cost, schedule, and contractor management
  - Design Team leads design interpretation and document conformance
  - Design Team leads submittal and approval review with deferred submittals and Owner furnished packages

**Task B: CA Subconsultant Scope of Services**

13. Mechanical, Plumbing, and Electrical Consultant Services
- Review submittals for MEP systems for conformance with design intent and Contract Documents
  - Respond to RFIs related to MEP and coordinate with Design Team and CM
  - Provide additional sketches and supplemental information as needed
  - Conduct site visits at key milestones
  - Support Commissioning
  - Respond to any Pay Application questions related to MEP
  - Participate in punchlist items and closeout for MEP systems
14. Structural Engineer Services
- Review submittals related to structural systems for conformance with design intent and Contract Documents.
  - Respond to RFIs related to structural design and coordinate responses with the Architect and other consultants.

- Review and approved deferred submittals
- Provide clarification sketches or supplemental information as needed.
- Conduct site visits as required, may include foundations, framing, structural steel, and critical structural elements.
- Review structural-related change order proposals for technical conformance.
- Review shop drawings for structural components, including steel, concrete reinforcement, wood framing, and prefabricated systems.
- Coordinate with special inspectors and testing agencies regarding structural observations and testing results.
- Review structural inspection and testing reports for compliance with design intent.
- Review any Pay Application questions related to structural systems.
- Participate in substantial completion inspections and development of punch list items related to structural work.
- Review closeout submittals including record drawings, deferred submittals, and structural certification

#### 15. Geotechnical Engineer Services

- Review geotechnical-related submittals for conformance with the Geotechnical Report.
- Respond to RFIs related to subsurface conditions, earthwork, and foundations.
- Perform site visits at key phases, including subgrade preparation, fill placement, and foundation excavation as needed
- Coordinate with and review testing and inspection reports (compaction, bearing, etc.) as needed.
- Provide recommendations for unforeseen subsurface conditions.
- Review geotechnical aspects of change orders for technical conformance.

#### **Assumptions/Limitations**

- Given the construction schedule Design Team will prioritize submittal and rfi reviews
- Site safety and OSHA compliance is not part of scope
- Design Team is not responsible for code enforcement
- Scope matches duration of construction contract approximately 12 months
- Additional services shall be compensated as extra services
- Submittals and RFIs are considered and scope for a complex project.

**Fee Summary**

Task A: PRDEI (Arch, Civil, PM)	\$290,230
Task B: Subconsultants	
Melas Energy Engineering	\$35,000
Sugarpine Engineering	\$23,400
Kyler Structural Engineering	\$69,169
<hr/>	
<b>CA Total:</b>	<b>\$423,821 (3.6% of Construction Budget)</b>
Estimated Construction Budget	\$11,600,000

These Design Team CA total aligns with the expected range (3.5% to 4.5%) based upon facility of this type and complexity. This project has tight schedules and key milestones that will require a full CA scope.

We look forward to the start construction on this project.

Respectfully,  
Andrew T. Ryan, P.E.  
PR Design & Engineering, Inc.

### **Rate Schedule**

The following rates are effective January 1, 2026

#### **PR Design & Engineering Inc.**

Principal Engineer	\$214.00/hr
Senior Engineer	\$169.00/hr
Staff Engineer	\$159.00/hr
Staff Architect	\$159.00/hr
Landscape Architect	\$159.00/hr
Designated Biologist	\$145.00/hr
Water Quality Technician	\$145.00/hr
Engineering Technician	\$139.00/hr
Design Associate	\$139.00/hr
Clerical	\$85.00/hr
Materials	at cost + 15%
Travel	Federal mileage rate + hourly/rate

### **Reimbursable Expenses**

In addition, PR Design & Engineering Inc. will be reimbursed all out-of-pocket expenses, such as postage, blueprint and photocopy reproduction of drawings, photography, models, travel, long distance telephone, notary, courier and express delivery services, etc. at 1.15 times the cost for administrative purposes. Local travel will be billed in accordance with published IRS reimbursement rate. Out of town travel and related expenses shall be approved by client and shall be billed at cost. Reimbursable costs are exclusive of the fee quoted above. Support documentation for reimbursable expenses is available upon specific request of client.

### **Meeting Rates and Fees**

All meetings to discuss aspects of this project including telephone conferencing, meetings on a project site, in agency or in professional offices, in residences of project participants, and similar meetings purposed to discuss and/or convey information regarding this project, unless otherwise included in the scope of work, are to be billed on a time and materials basis. Associated preparations, materials and travel to and from these meetings (unless required under an approved Task) is to be billed as a reimbursable expense per the Reimbursable Expenses clause above.

# NCS D Biomass Energy Project

PR Design & Engineering Inc.

	CA		
	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
<b>Task A: PRDEI CA (Arch, Civil, PM)</b>			
Principal Engineer	480	\$214	\$102,720
Staff Engineer/Landscape Architect	880	\$169	\$148,720
Engineering Technician/Water Quality Technician		\$145	\$0
Design Associate	250	\$139	\$34,750
Clerical	24	\$85	\$2,040
Reimbursable			\$2,000
<b>Sub-Total Task A</b>	<b>1634</b>		<b>\$290,230</b>
<b>Task B: Subconsultants CA</b>			
Melas Energy Engineering: Mechanical and Plumbing	1	LS	\$35,000
Sugarpine Engineering: Electrical	1	LS	\$23,400
Kyler Engineering: Structural	1	LS	\$69,191
Scan Tech: Geotechnical	1	LS	\$4,500
Reimbursable	1	LS	\$1,500
<b>Sub-Total Task B</b>			<b>\$133,591</b>
<b>CONTRACT TOTAL TASKS A-B</b>			<b>\$423,821</b>



# N·C·S·D

Northstar Community Services District  
900 Northstar Drive, Truckee, CA 96161  
P: 530.562.0747 • F: 530.562.1505 • [www.northstarsd.org](http://www.northstarsd.org)

**Board of Directors**  
John Radanovich, President  
Warren "Chip" Brown  
Nancy Ives  
Marilyn Forni  
Candace Roeder

**General Manager**  
Mike Geary, PE

## **AGENDA ITEM #10**

### **Director Reports**

There is no written report for this agenda item.



# N·C·S·D

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

#### **Board of Directors**

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

#### **General Manager**

Mike Geary, PE

#### **Fire Chief**

Jason Gibeaut

**DATE:** April 15<sup>th</sup>, 2026  
**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:**

- Begin working on 1<sup>st</sup> draft budget for FY2027.
- Continue to research all viable means of additional revenue or cost-savings for NFD in preparation for sharing before the Board of Directors.
- Attended LTRFCA meeting in Dayton, NV to discuss issues affecting those fire departments within the Northern NV and Truckee/Tahoe region.
- Meeting with Fuels Management to discuss upcoming season's required work.
- Continue to retrofit C-300 vehicle.
- Still working on fixing E-32 brake issue in order to get back in service as first out apparatus. Fix E-31 coolant leak.
- Research and discuss with firefighters the possible benefits of pursuing esophageal cancer screening/testing.
- Prep and remove decals from old Fire Chief vehicle and transport to auctioneer.
- Attached is a report reflecting the number and types of calls NFD was dispatched over the last month.

#### **PREVENTION:**

- Work on best approach moving forward to address defensible space inspection requests.
- Annual Fire & Life Safety Inspections continue – focusing primarily state-mandated occupancies.
- Frequent Eastern Placer Fire Prevention Officer's meetings to discuss fire code, local prevention measures and enforcement within the greater region.
- Determining what plan reviews and inspections for development within Northstar (tenant improvements, new construction and means of egress/ingress) should be handled internally or sent to 3<sup>rd</sup> party assistance.
- Transferring of all fire prevention files onto NFD's shared drive for everyone to be able to access.
- Detailing and cleaning of former Fire Prevention Officer's vehicle.

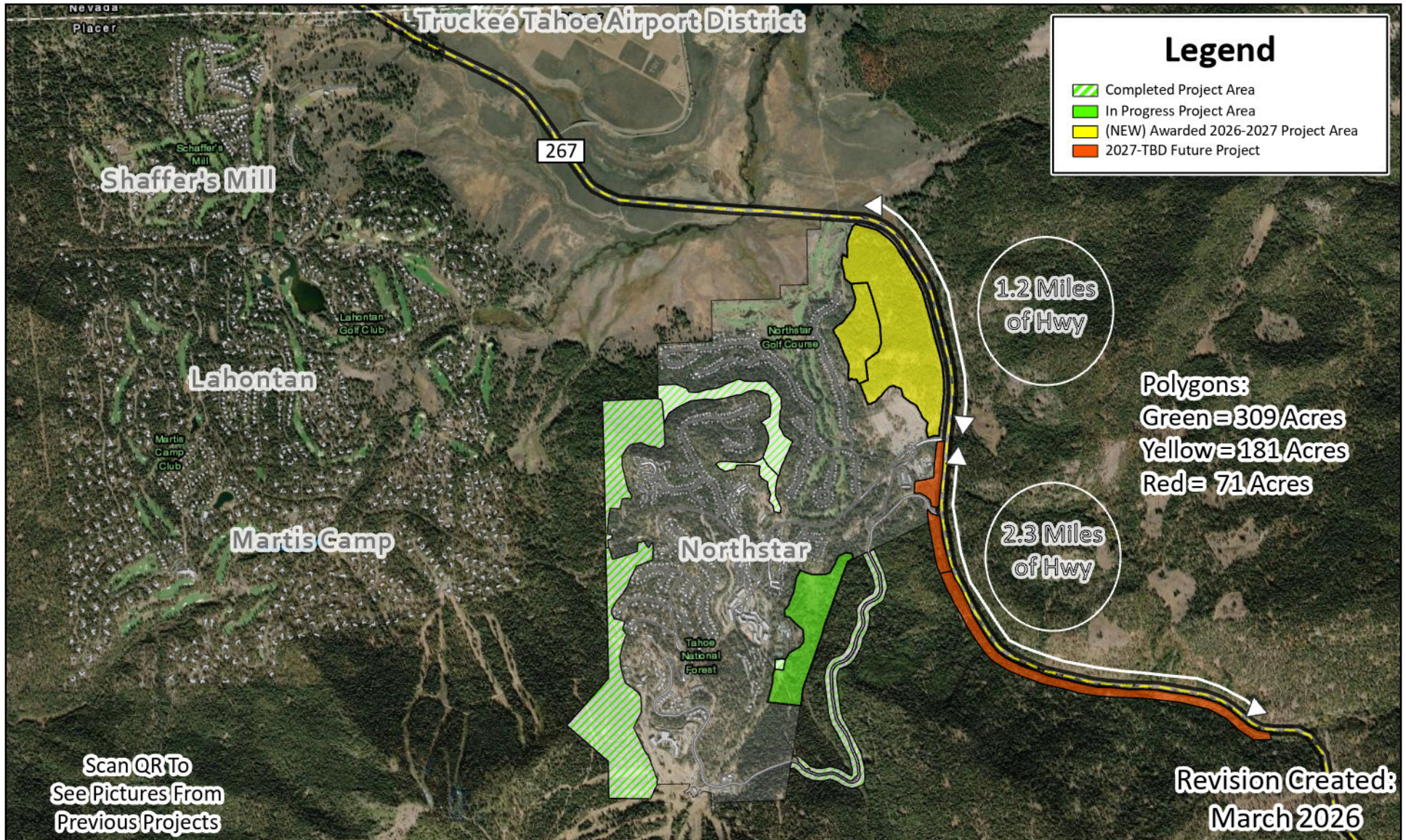
#### **FUELS MANAGEMENT:**

- **Revegetation Pilot Project**

Last Fall, the Fuels Management Department initiated a revegetation pilot project in areas treated for forest fuels reduction. Preliminary results have been positive; reference photos are included in this report.

- **Porcupine Hill Project**  
On March 25, the Truckee Tahoe Airport District (TTAD) Board of Directors awarded the Fuels Management Department \$400k for a 181-acre forest fuels reduction project at Porcupine Hill (see attached map). An 18-month contract is anticipated for NCSB Board consideration in May or June.
- **Sugar Pine Planting**  
On April 2–3, approximately 2,400 sugar pine (*Pinus lambertiana*) seedlings were planted within the Wildfire Prevention Zone (see attached map). This effort was funded by the Sugar Pine Foundation (see attached planting guide for more information). An additional 1,200 to 2,400 seedlings are scheduled for planting in the fall of 2026.
- **FY 2027 RFP Development**  
Development of the FY 2027 Fuels Management Request for Proposals (RFP) is underway. The final package will include three coordinated RFPs supporting work funded by Measure U, TTAD, and CAL FIRE.
- **Insurance Outreach**  
Staff have received increased inquiries from residential property owners regarding eligibility for insurance discounts through the California FAIR Plan. An informational packet is currently in development to address this topic.
- **Fire Risk Reduction Community Designation**  
The Northstar community has been accepted by the California Board of Forestry as meeting the criteria for a Fire Risk Reduction Community. CAL FIRE has approved the application submitted by the Northstar Fire Department. Final Board approval is anticipated in June, with official publication expected in July.

Respectfully Submitted,  
Jason Gibeaut  
Northstar Fire Chief



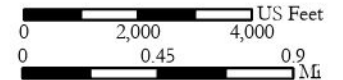
Scan QR To  
See Pictures From  
Previous Projects



### TTAD/NFD Partnership Forest Fuels Reduction Projects



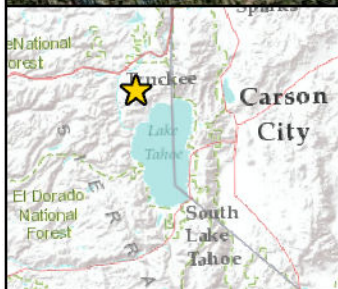
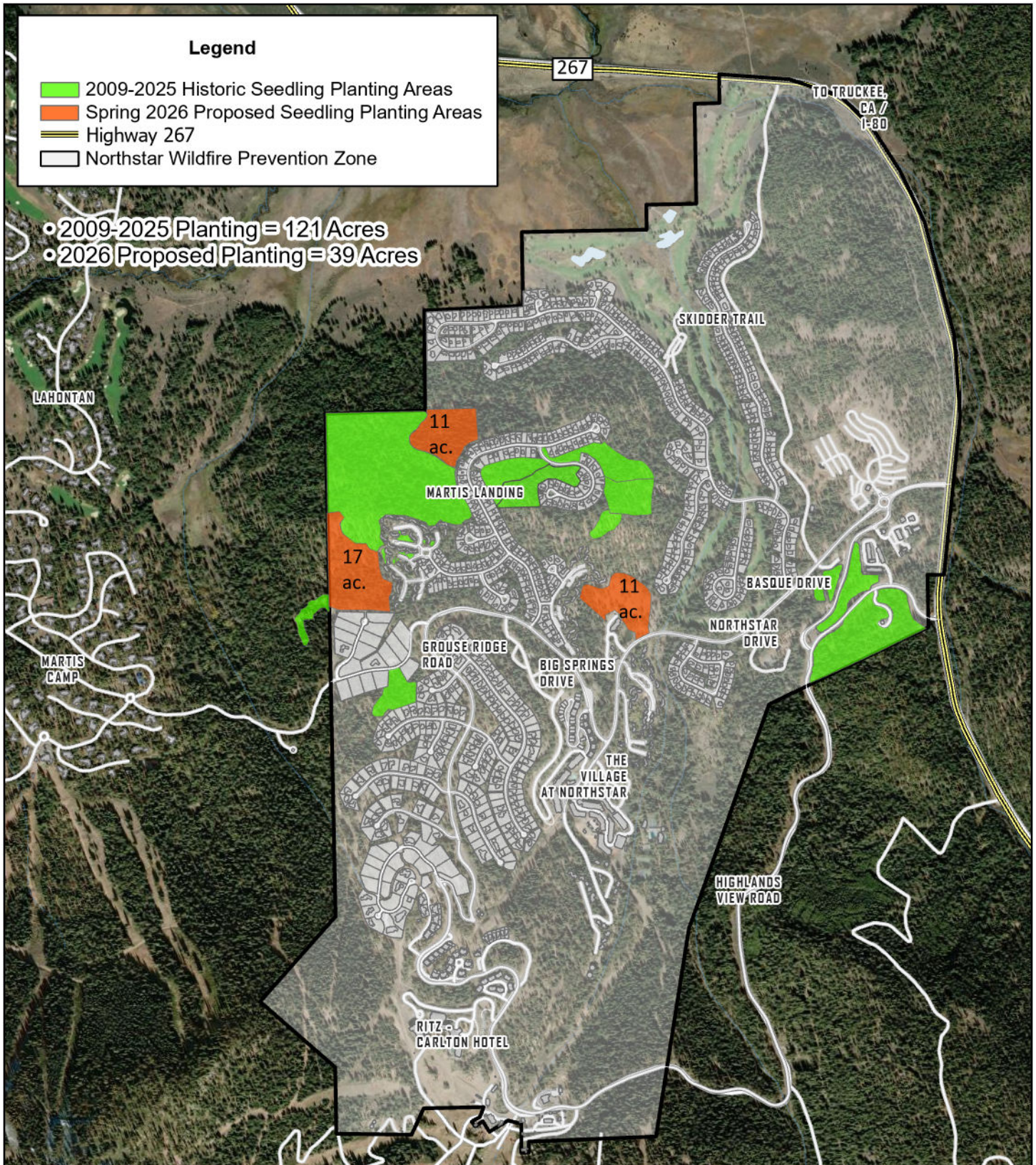
- Awarded 181 acre (yellow polygon) shovel ready fuels reduction project with work set to begin summer 2026.
- Will tie fuels reduction into Cal Trans right-of-ways on Hwy 267 and improve on community buffer zones.
- Prioritizes evacuation ingress/egress capabilities for greater North Tahoe region and long-term forest health goals.
- Joins other private, state, and federal fuels reduction projects together to enhance their overall scope.
- Aimed to increase pace & scale of fuels reduction in Truckee forests to produce quantifiable changes.
- Projected cost: \$400,000. Cost per acre: Est. \$2,454. 12-month timeline to complete.



### Legend

- 2009-2025 Historic Seedling Planting Areas
- Spring 2026 Proposed Seedling Planting Areas
- Highway 267
- Northstar Wildfire Prevention Zone

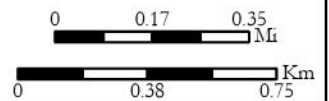
- 2009-2025 Planting = 121 Acres
- 2026 Proposed Planting = 39 Acres



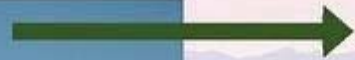
## Historic Seedling Planting At Northstar: Update

Northstar CSD / Northstar Fire Department  
Sugar Pine Foundation

Map Created: March 2026



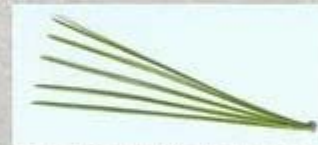
# How to Identify a Sugar Pine



Tallest of the Pines



Massive pinecones (10-20 inches long) make irregularly sized branches droop



Needles in groups of 5



Bark: grayish brown, deeply furrowed with long irregular plates along ridges



Lower elevations around Tahoe: less than 7500 ft

Filter statement

Filters **Incident onset** 3/19/26 to 4/16/26 | **Incident status** Locked

# Incident Types (NERIS)

Count of Incidents

Count of Incidents  
**11**

Count of Exposures **1**

Count of Medical Incide...

Count of EMS Calls  
**9**

Percent of EMS Calls **81.82%**

Count of Fire Incidents (...)

Count of Fire Calls  
**1**

Percent of Fire Calls **9.09%**

Count of Other Incidents...

Count of Other Calls  
**1**

Percent of Other Calls **9.09%**

Mutual Aid Given or Rec...

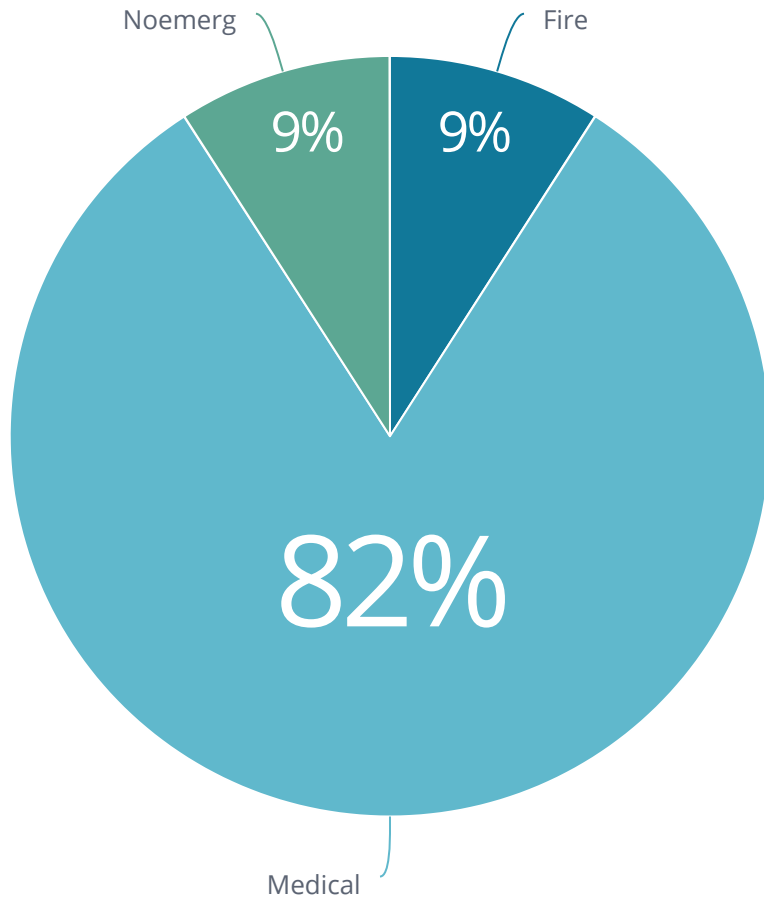
Aid Given  
**0**

Aid Received **10**

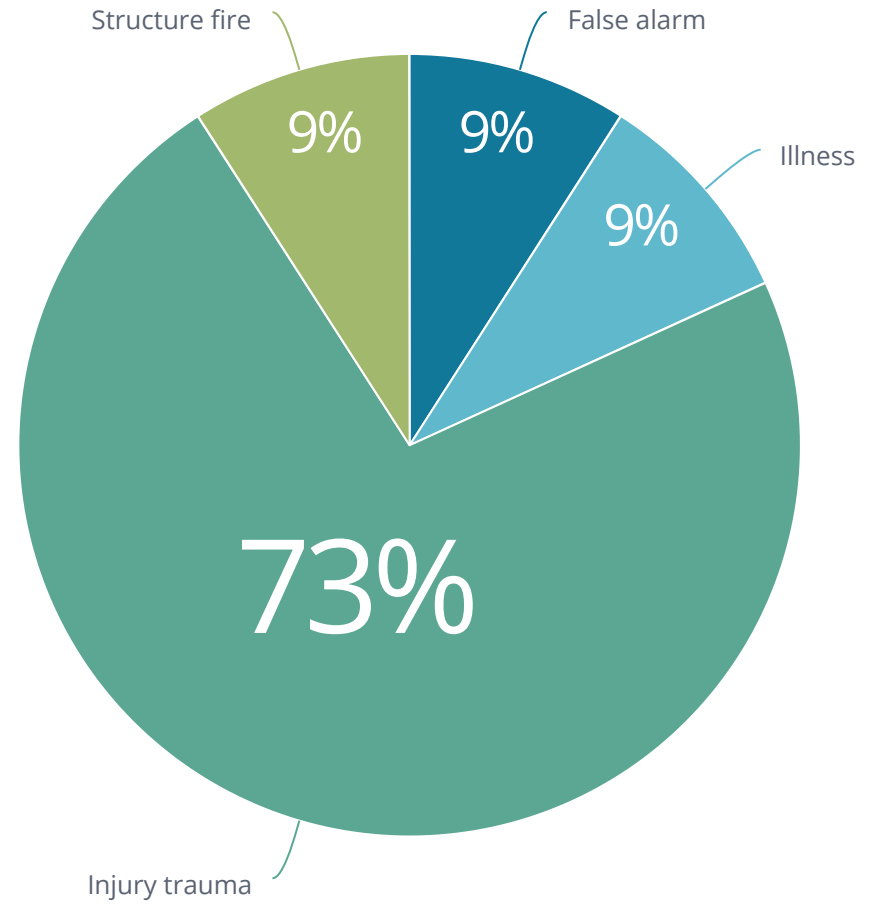
Filter statement

Filters **Incident onset** 3/19/26 to 4/16/26 | **Incident status** Locked

Primary Incident Type by Category



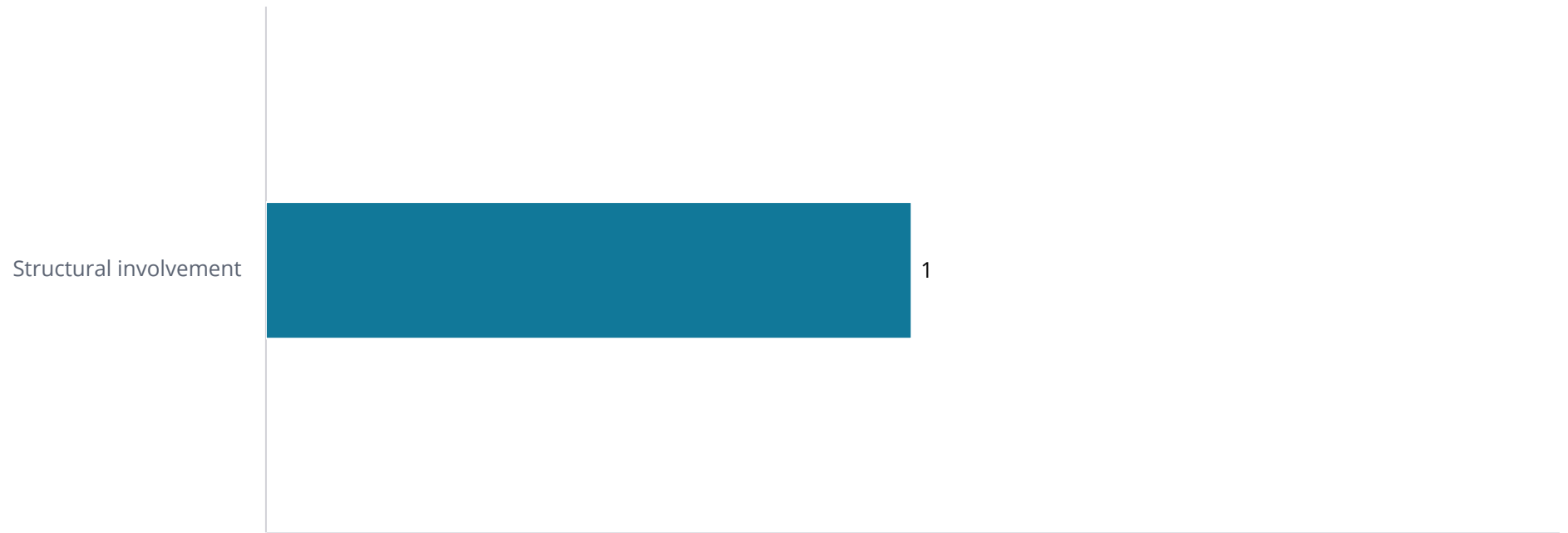
Primary Incident Types by Subcategory



Filter statement

Filters **Incident onset** 3/19/26 to 4/16/26 | **Incident status** Locked

Count of Fire Incidents



Filter statement

Filters **Incident onset** 3/19/26 to 4/16/26 | **Incident status** Locked

Primary Incident Types (by month)

Primary Incident Type	Incidents		
	03/2026	04/2026	Grand Total
Fall	8		
Headache	1		
Intentional false alarm		1	
Structural involvement	1		
<b>Grand Total</b>	10	1	

Additional Incident Types (by month)

Additional Incident Type	Incidents	
	03/2026	Grand Total
Electrical hazard / short circuit	1	1
Sick case	1	1
<b>Grand Total</b>	2	2



# N · C · S · D

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

**Board of Directors**  
John Radanovich, President  
Warren "Chip" Brown  
Nancy Ives  
Marilyn Forni  
Candace Roeder

**General Manager**  
Mike Geary, PE

## Public Works Report

**DATE:** April 15, 2026  
**TO:** Board of Directors  
**FROM:** Eric Martin, Director of Public Works  
Shaun Evans, Utility Operations Supervisor  
**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:**

- Wood Energy Facility – See Individual Board reports under New Business
- Strategic Plan – A board workshop has been scheduled for June 5, 2026. Surveys have been collected from customers, staff, and the board/management team, and results are being compiled. Staff has begun work on the work plan portion of the Strategic Plan.
- Budget Preparation – Staff populated workbooks for the 1<sup>st</sup> draft of the FY 2026-27 budget. A meeting was held with management staff to review entries.

### **UTILITIES UPDATE:**

- Operators Garrett Carvolth, Steve Crush, Chris Bott, and Devin Walsh attended a Cla-Val class for continuing education.
- Water break - Aspen Grove. 2" service lateral had two leaks influent the water meter. Repaired with minimal disruption to homeowners.
- Operations Dep is preparing water systems for lower shoulder season demands.
- SUSW Dwyer met with Liberty to coordinate Liberty utility install for Operations Corp yard chargers.
- Operations Department continuing efforts to complete annual valve exercising and sewer TV inspections early in preparations for summer projects and repairs.
- OS Evans met with Olympic Valley Supervisor Nic Massetani to discuss emergency repair materials, response, and mutual aid opportunities.

**MONTHLY WATER DATA TABLE:**

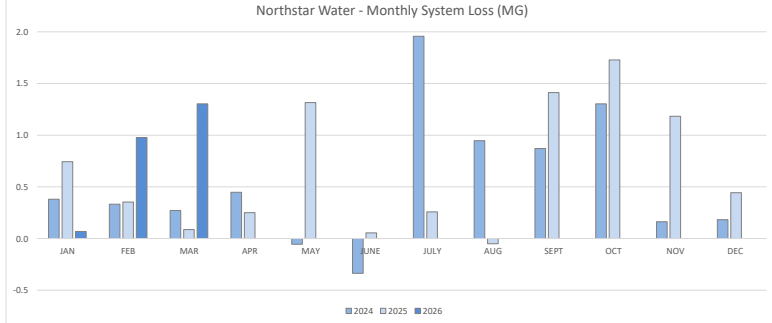
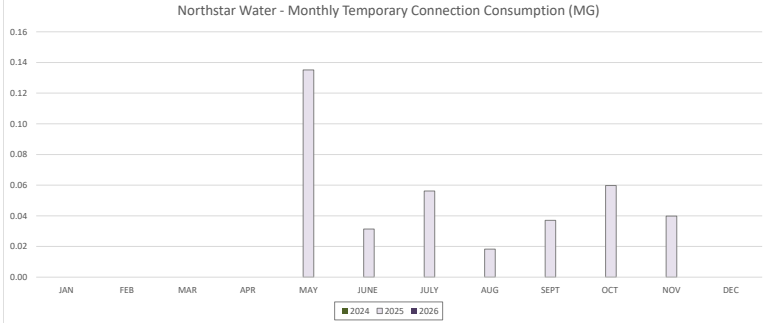
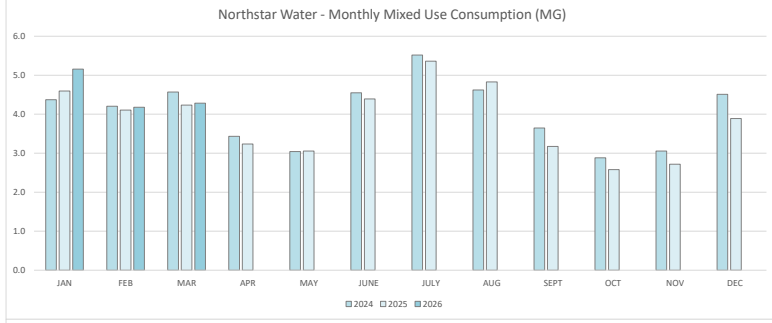
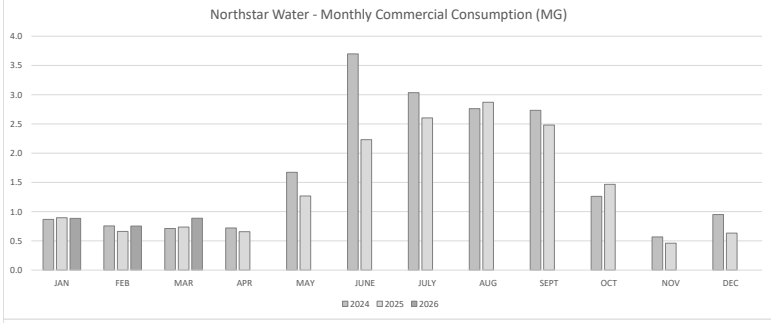
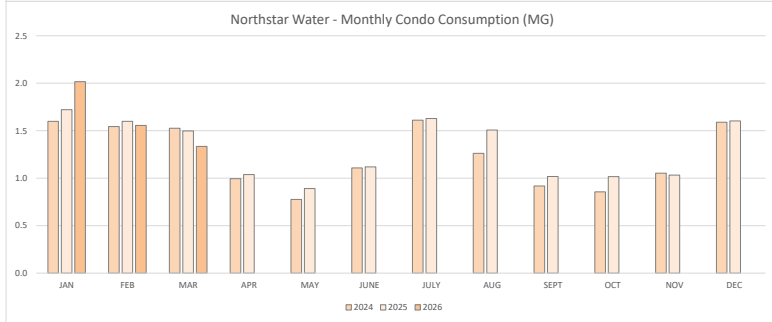
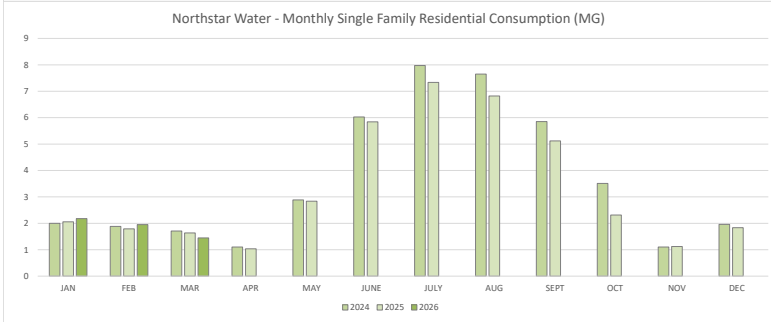
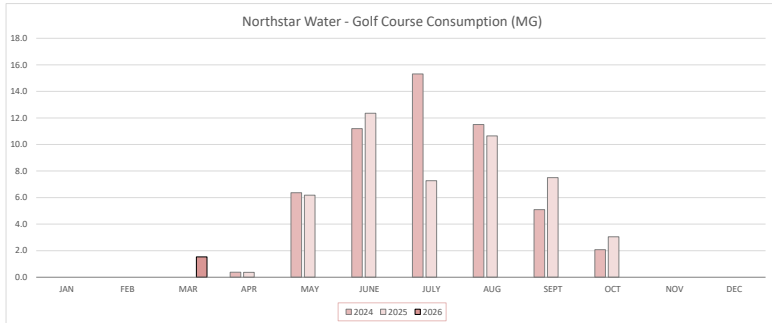
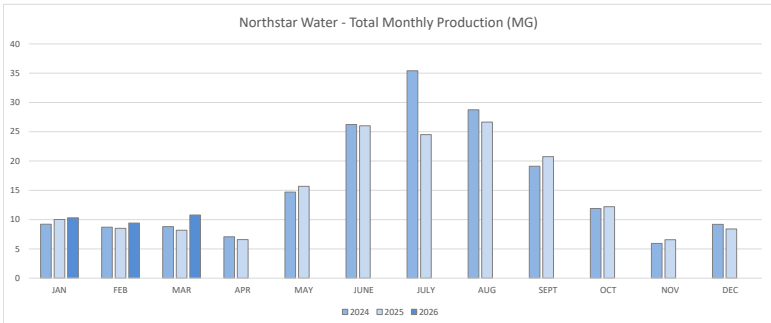
<b>NWS Production and Pumping Data</b>			
	<b>Mar. 2024</b>	<b>Mar. 2025</b>	<b>Mar. 2026</b>
WTP Production	8.72 MG	8.04 MG	9.32 MG
TH1 Production	0.07 MG	0.15 MG	0.96 MG
TH2 Production	0.00 MG	0.00 MG	0.50 MG
TH1 Static Level / Pumping Level	0.0' / 18.8'	0.0' / 19.0'	6.6' / 30.8'
TH2 Static Level / Pumping Level	26.1' / n/a	26.7' / n/a	22.7' / 99.1'
Northstar Drive BPS	0.07 MG	0.29 MG	0.60 MG
<b>Spring Collection &amp; Storage Data</b>			
Reservoir A Volume (180 AF Capacity)	161 AF (89%)	135 AF (75%)	180 AF (100%)
Reservoir A Elevation (Max = 6,985')	6,983.0'	6,980.0'	6,985.0'
Big Springs	380 GPM	365 GPM	590 GPM
Sawmill Flat	No Report	No Report	No Report
Maximum Storage in Tanks = 3.6 MG	2.8 MG	2.4 MG	2.2 MG

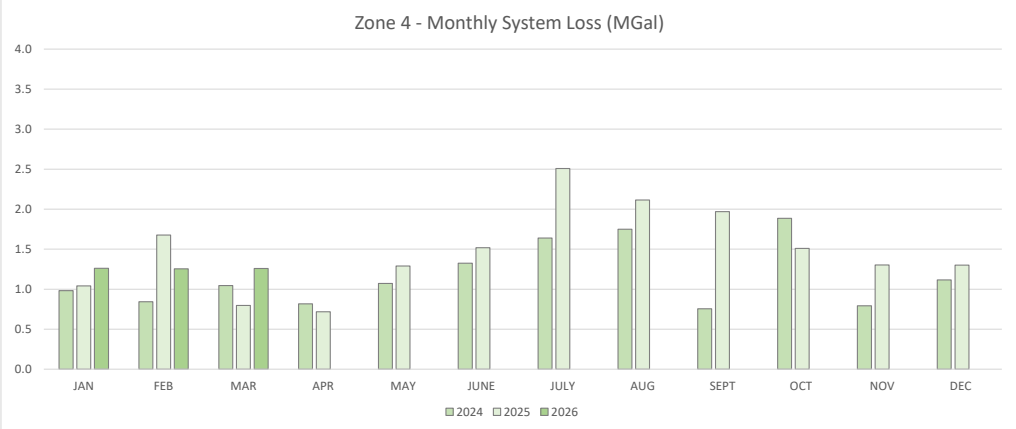
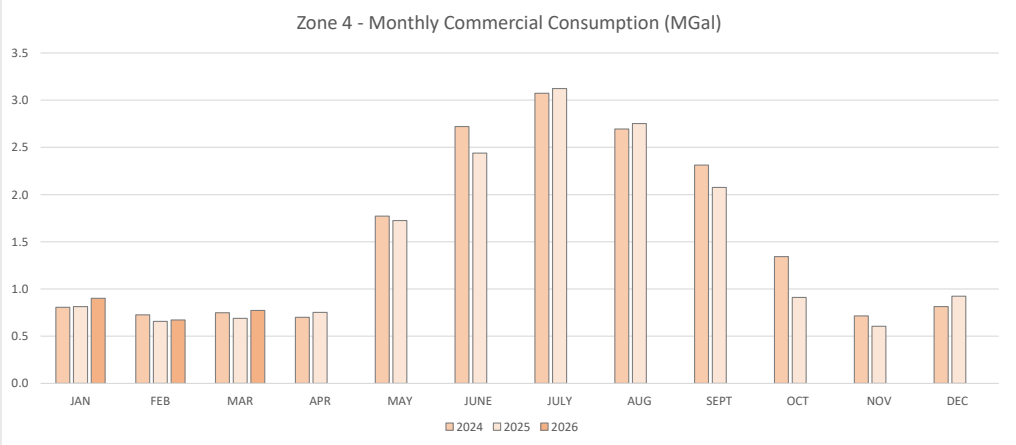
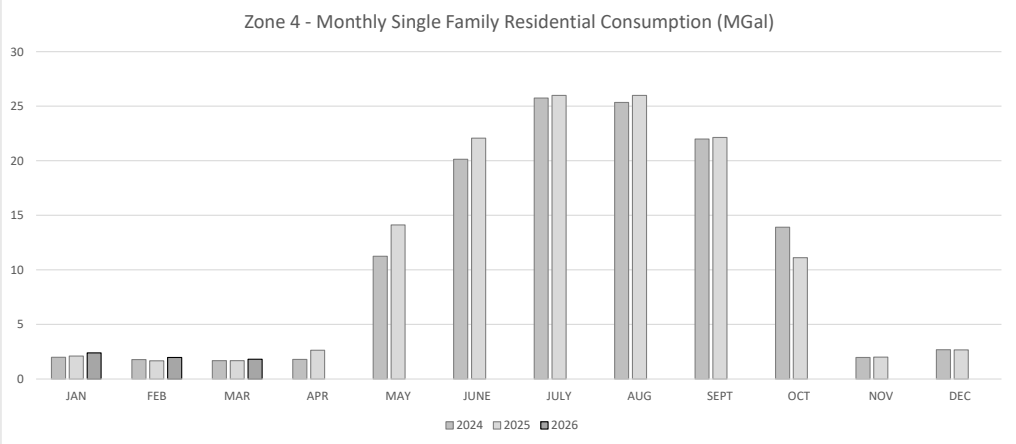
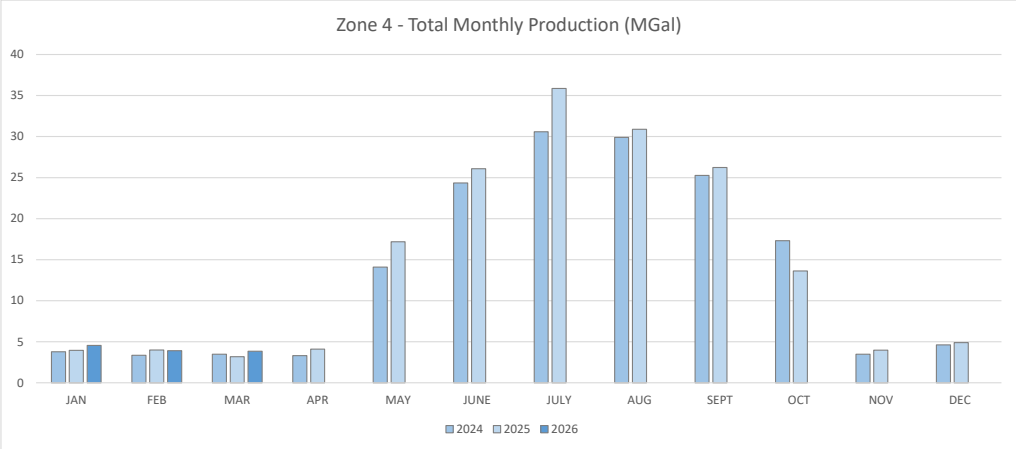
<b>MVWS Production and Pumping Data</b>			
	<b>Mar. 2024</b>	<b>Mar. 2025</b>	<b>Mar. 2026</b>
Well 1 Production	0.00 MG	1.08 MG	3.12 MG
Well 2 Production	2.79 MG	1.19 MG	0.00 MG
Well 3 Production	0.69 MG	0.90 MG	0.73 MG
Well 1 Static Level / Pumping Level	83.2' / n/a	80.2' / 119.8'	86.7' / 121.1'
Well 2 Static Level / Pumping Level	79.5' / 147.1'	77.1' / 142.2'	83.6' / n/a
Well 3 Static Level / Pumping Level	225.0' / 301.1'	241.6' / 327.2'	248.3' / 334.1'

**DATE PREPARED:** April 9, 2026

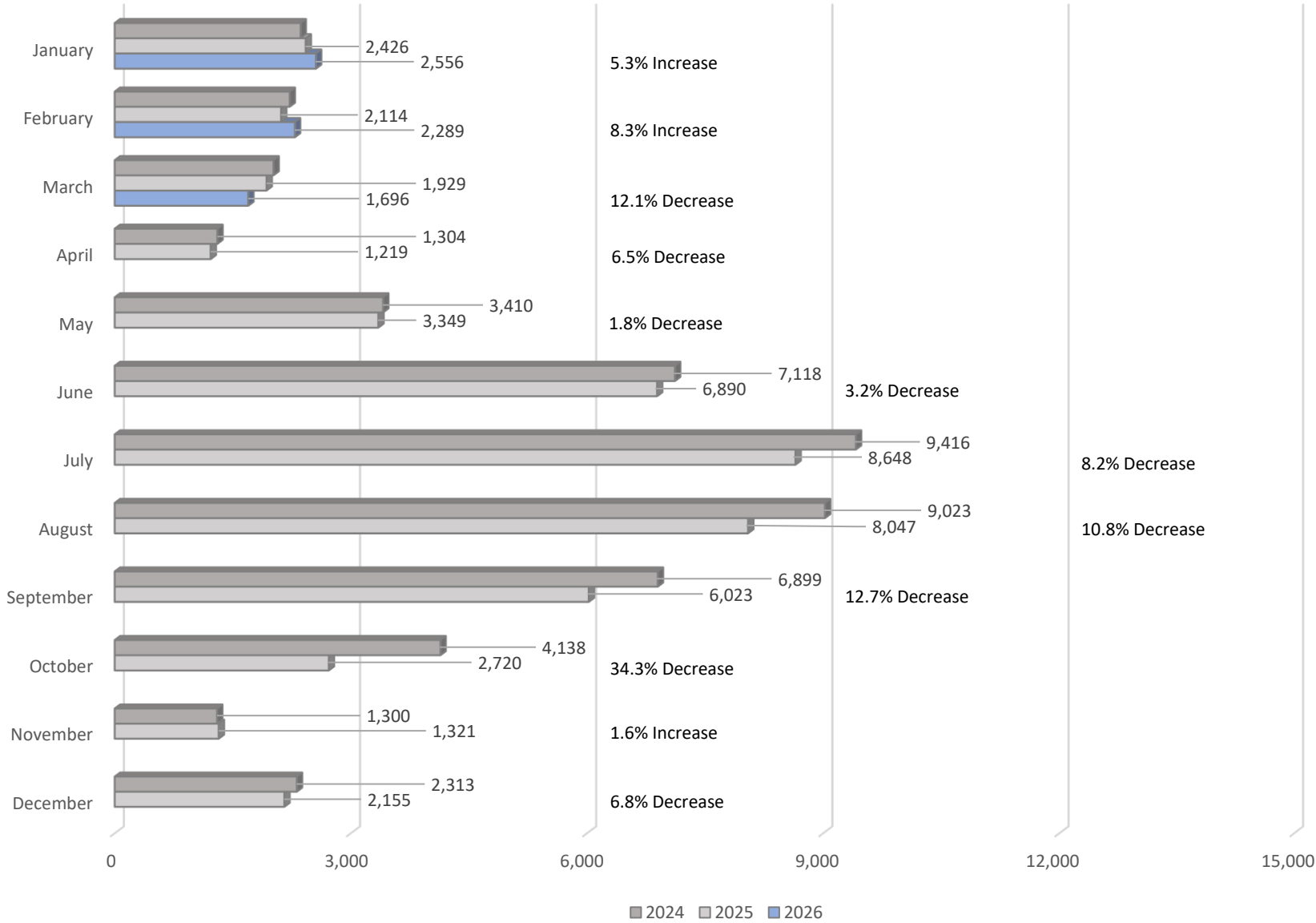
**ATTACHMENTS:**

1. Water System Production and Consumption Trends

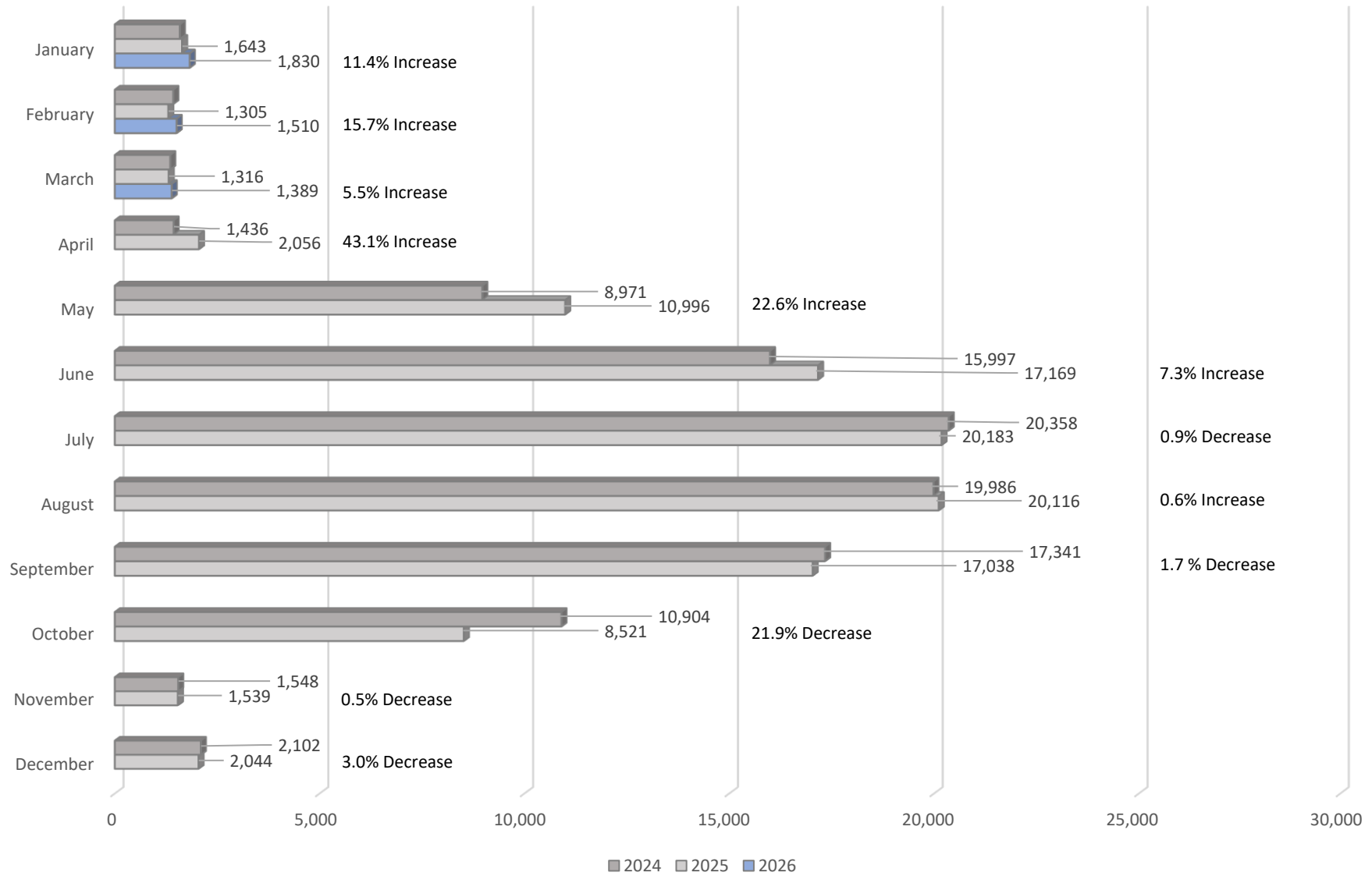




## Northstar Water System Average SFR Monthly Consumption (Gallons)



## Zone 4 Water System Average SFR Monthly Consumption (Gallons)





**N·C·S·D**  
Northstar Community Services District  
900 Northstar Drive, Truckee, CA 96161  
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**Board of Directors**  
John Radanovich, President  
Warren "Chip" Brown  
Nancy Ives  
Marilyn Forni  
Candace Roeder

**General Manager**  
Mike Geary, PE

## Administrative Report

**DATE:** April 15, 2026  
**TO:** Board of Directors  
**FROM:** Julie Zangara, Human Resources & Administrative Manager/Secretary of the Board  
**SUBJECT:** Administrative Report – For Information Only

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

**DISCUSSION:** The Finance and Administration department has the following updates to report to the Board:

- HRAM Zangara and DFA Plexico reviewed the first draft budget with key contributors and discussed potential revisions and adjustments. Second draft worksheets were distributed Monday, April 13. The second draft data will be used to inform the draft presented to the Board at the May meeting of the Board of Directors.
- Strategic Planning Workshop Retreat is scheduled for Friday, June 5.

**ATTACHMENTS:** None

**DATE PREPARED:** April 8, 2026

## Calendar for NCS D 2026

JANUARY	FEBRUARY	MARCH
	<ul style="list-style-type: none"> <li>• 1<sup>st</sup> &amp; 2nd Quarter Financial Reporting</li> <li>• Ethics Training</li> </ul>	<ul style="list-style-type: none"> <li>• File Form 700 by April 1</li> <li>• FY 2025 Audit Report</li> <li>• Budget Draft 1</li> <li>• WEF – Award of Bid</li> </ul>
APRIL	MAY	JUNE
<ul style="list-style-type: none"> <li>• Budget - Draft 2</li> <li>• Harassment Training</li> </ul>	<ul style="list-style-type: none"> <li>• Budget – Draft 3</li> <li>• 3<sup>rd</sup> Quarter Financial Reporting</li> <li>• MUOC Annual Report</li> <li>• Election Services Resolution</li> </ul>	<ul style="list-style-type: none"> <li>• Approve FY2025/2026 Budget</li> <li>• Resolutions for user fees on tax rolls</li> <li>• Reserve Schedule A &amp; B</li> <li>• Resolution to place delinquent Water charges on the Tax Roll</li> <li>• <b>June 3 - Ribbon Cutting Ceremony for Martis Valley Trail</b></li> </ul>
JULY	AUGUST	SEPTEMBER
<ul style="list-style-type: none"> <li>• Budget needs to be in place</li> <li>• Finance Training</li> <li>• ACES Game - TBD</li> </ul>		<ul style="list-style-type: none"> <li>• 4<sup>th</sup> Quarter Financial Reporting</li> <li>• Establishment of Fee Schedules - NFD</li> </ul>
OCTOBER	NOVEMBER	DECEMBER
	<ul style="list-style-type: none"> <li>• 1<sup>st</sup> Quarter Financial Reporting</li> <li>• Measure U Annual Fiscal Report</li> </ul>	<ul style="list-style-type: none"> <li>• Nomination of Board Officers for 2026</li> <li>• FY 2025-26 external audit presentation</li> <li>• <b>District Holiday Party – TBA</b></li> </ul>

**\*Tentative**

# NCSD Acronym Listing

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<b>Acronym</b>	<b>Definition</b>
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

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MCL	Maximum Contaminant Level
MOU	Memorandum of Understanding
MSR	Municipal Services Review
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
NTCA	North Tahoe Community Alliance
NTPUD	North Tahoe Public Utility District
O&M	Operations and Maintenance
OVPSD	Olympic Valley Public Service District
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
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
WEF	Wood Energy Facility
WTP	Water Treatment Plant
WUI	Wildland Urban Interface
ZONE4	PCWA nomenclature for Martis Camp, Schaffer's Mill, Lahontan, and adjacent communities

# NCSD Acronym Listing

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