



# N.C.S.D

Northstar Community Services District  
900 Northstar Drive, Truckee, CA 96161  
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## **Board of Directors**

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

## **General Manager**

Mike Geary

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

**DATE: FEBRUARY 19, 2025**

**TIME: 9:00 A.M.**

**PLACE: 900 NORTHSTAR DRIVE AND ZOOM**

**TELECONFERENCE LOCATION: 516 N SEPULVEDA BLVD., MANHATTAN BEACH, CA 90266**

**In accordance with Government Code section 54953(b)(3), all meeting locations will be accessible to the public and persons in attendance from any location will be afforded an opportunity to address the Board of Directors.**

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/89625370436?pwd=3dBzXljdYvZlGB6Gh5eJfWNRZaNHia.1>

Meeting ID: 896 2537 0436, Password 607656 or dial by telephone 1-669-900-6833 using access code 89625370436#.

### **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.

### **9:00 A.M. – OPEN PUBLIC HEARING – GROUNDWATER MANAGEMENT PLAN**

### **CALL FOR PUBLIC COMMENT**

1. Resolution 25-02 – Intent to Update the Martis Valley Groundwater Management Plan – Discussion – **Action** (GM Geary)

### **9:10 A.M. – CLOSE PUBLIC HEARING – GROUNDWATER MANAGEMENT PLAN**

## **9:15 A.M. – OPEN - PUBLIC HEARING - MITIGATION FEE NEXUS STUDY**

### **CALL FOR PUBLIC COMMENT**

2. Resolution 25-03 – Approving the Mitigation Fee Nexus Study and Requesting the Placer County Board of Supervisors Adopt and Implement the Proposed Fire Mitigation Fee Program on Behalf of the District – Discussion – **Action** (Chief Gibeaut)

## **9:20 A.M. CLOSE PUBLIC HEARING – MITIGATION FEE NEXUS STUDY**

### **CONSENT CALENDAR**

3. Discussion and Approval of the following:
  - a. January 15, 2025 Regular Meeting Minutes
  - b. Approval of Claims and Demands – Paid and Unpaid

### **RECURRING BUSINESS**

4. Northstar Property Owners Association – Update
5. Northstar California/Vail – Update
6. Wood Energy Facility – Update – Detailed information available at the below web address:  
<https://storymaps.arcgis.com/stories/72ae17b9813c4636abf2685a1639b7b0>

### **NEW BUSINESS**

7. Audit Presentation by James Marta & Co. – Discussion
8. Acceptance of the Fiscal Year 2023-24 Audited Financial Statements – Discussion – **Action** (DFA Rosenthal)
9. Call for Nominations to Fill Vacant Seat on LAFCO – Discussion - **Action**
10. Martis Valley Trail Segment 3F – Placer County Parks Funding Agreement – Discussion – **Action** (DPW Martin)
11. Martis Valley Trail Segment 3F – Amendment to TR5 Use of Funds Agreement – Discussion – **Action** (DPW Martin)

### **DIRECTOR REPORTS**

12. 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**

13. General Manager's Report – Geary – Discussion
14. Fire Department's Report – Gibeaut – Discussion
15. Public Works Report – Martin/Ryan – Discussion
16. Finance and Administration – 2<sup>nd</sup> Quarter Financial Review – Rosenthal - Discussion

### **CLOSED SESSION**

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

19. Personnel Matters (Government Code Section §54957(b)(1)). Public Employee Performance Evaluation -  
Position Title: General Manager

## **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.