



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: JULY 15, 2026
TIME: 9:00 A.M.
PLACE: 900 NORTHSTAR DRIVE AND ZOOM

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

<https://us02web.zoom.us/j/81296656788?pwd=biD6TjJb3xWcoerkWe25KShihWfk9A.1>

Meeting ID: 812 9665 6788, Password 455754 or dial by telephone 1-669-900-6833 using access code #81296656788.

CALL TO ORDER, PLEDGE OF ALLEGIANCE, ROLL CALL

PUBLIC COMMENT

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

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

CONSENT CALENDAR

1. Discussion and Approval of the following:
 - a. June 17, 2026 Regular Meeting Minutes
 - b. Approval of Claims and Demands – Paid and Unpaid

RECURRING BUSINESS

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

NEW BUSINESS

5. Liberty Utilities Presentation – Discussion
6. Wood Energy Facility – Design Services Addendum – Discussion – **Action** (DPW Martin)

7. Resolution 26-12 Approving the Department of Forestry and Fire Protection Consolidated Dispatch Agreement for Services from July 1, 2026 to June 30, 2029 – Discussion – **Action** (Chief Gibeaut)

OPEN PUBLIC HEARING FOR ADJUSTMENT TO FIRE DEPARTMENT FEE SCHEDULES

PUBLIC COMMENT

CLOSE PUBLIC HEARING

8. Resolution 26-13 Approving Adjustment to Fire Department Fee Schedules – **Action** (Chief Gibeaut)
9. District Strategic Plan Progress Update - Discussion

DIRECTOR REPORTS

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

OPERATION REPORTS

11. General Manager's Report – Geary - Discussion
12. Fire Department's Report – Gibeaut –Discussion
13. Public Works Report – Martin/Evans – Discussion
14. Administrative Report – Zangara – Discussion

CLOSED SESSION PURSUANT TO AGENDA ITEMS 12 THROUGH 13

15. Significant Exposure to Litigation Pursuant to Government Code Section 54956.9(d)(2) - One potential case.
16. 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

OPEN SESSION

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

ADJOURNMENT

Items may not be taken in the order listed above.

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



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AGENDA ITEM #1

The Consent Calendar covers the following:

- a. June 17, 2026 Regular Meeting Minutes
- b. Approval of Claims and Demands – Paid and Unpaid



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MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS JUNE 17, 2026 – 9:00 A.M. 900 NORTHSTAR DRIVE

President Radanovich called the meeting to order at 9:00 A.M. Wednesday, June 17, 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, Barron, Johnson**

OTHERS PRESENT: **Austin Cho, Ryan Smith, Allison Burns, Tim Fulton**

PUBLIC COMMENT

There was no public comment.

CONSENT CALENDAR

Director Ives moved to approve the following consent calendar items:

- a. May 20, 2026 Regular Meeting Minutes
- b. May 29, 2026 Special Meeting Minutes
- c. District Salary & Salary Ranges for Unrepresented and Seasonal Employees for Fiscal Year 2026-27
- d. Resolution 26-02 – Requesting Collection of Sewer Charges on the Tax Roll for Tax Year 2026-2027
- e. Resolution 26-03 – Requesting Collection of Solid Waste Charges on the Tax Roll for Tax Year 2026-2027
- f. Resolution 26-04 – Requesting Collection of Measure "E" Taxes on the Tax Roll for Tax Year 2026-2027
- g. Resolution 26-05 – Requesting Collection of Measure "U" Taxes on the Tax Roll for Tax Year 2026-2027
- h. Resolution 26-06 – Requesting Collection of Northstar Community Services Facilities District No. 1 Special Tax for Tax Year 2026-2027
- i. Reserve Management Policies Schedules A & B
- j. Approval of Claims and Demands – Paid and Unpaid

Director Brown 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

Tim Fulton provided the following update for NPOA:

- Many projects have been completed including parking lot and deck repairs
- Plans for Women's Locker Room renovations are scheduled for after Labor Day

NORTHSTAR CALIFORNIA/VAIL UPDATE

Ryan Smith provided the following update for Northstar California/Vail:

- Strong opening weekend numbers for the summer season
- Working on a new forest health project with Cal Fire grant funds above Martis Camp

TAHOE-TRUCKEE SANITATION AGENCY UPDATE

There was no update for this agenda item.

NEW BUSINESS

APPROVAL TO REVISION OF SALARY RANGES – IT/GIS COORDINATOR AND TECHNICAL PROGRAM ADMINISTRATOR

Human Resources and Administrative Manager (HRAM) Julie Zangara stated the District initiated salary surveys for two positions in the Administrative/Engineering Department: *IT/GIS Coordinator* and *Technical Program Administrator*. Compensation and benefits for these positions were last surveyed in 2019. The results of the surveys indicated that adjustments to the ranges for each position were necessary.

Director Forni moved to approve Revision of Salary Ranges for IT/GIS Coordinator and Technical Program Administrator with an Effective Date of June 13, 2026. Director Brown seconded; roll call was taken. Yes: Directors Brown, Forni, Ives, Radanovich, and Roeder. Noes: None. Abstain: None. Absent: None. The motion carried.

2026 SEWER SIPHON MAIN PIGGING

Director of Public Works (DPW) Eric Martin stated per the District's Sewer System Management Plan (SSMP), siphon main cleaning is performed every six years to prevent sewer system overflows. The District previously contracted with SFE Global for pigging services in 2008, 2014, and 2020. The siphon main pigging is due in 2026 according to the timeline set forth by the SSMP. Cleaning swabs, known as pigs, will be sent down the sewer lines to free debris from the pipe walls. Staff is requesting approval of the contract with SFE Global for 2026 Sewer Siphon Main Pigging for the amount of \$79,375. This expense has been considered as a part of the proposed Fiscal Year 2026-27 Operating & Capital Budget.

Director Brown moved to approve the 2026 Sewer Siphon Main Pigging. Director Ives seconded; roll call was taken. Yes: Directors Brown, Forni, Ives, Radanovich, and Roeder. Noes: None. Abstain: None. Absent: None. The motion carried.

RESOLUTION 26-07 APPROVING THE DEPARTMENT OF FORESTRY AND FIRE PROTECTION CONSOLIDATED DISPATCH AGREEMENT FOR SERVICES FROM JULY 1, 2026 TO JUNE 30, 2029

Fire Chief Jason Gibeaut stated proposed Resolution 26-07 approving the Cooperative Fire Programs Fire Protection Agreement for Consolidated Dispatch Services from July 1, 2026 to June 30, 2029 allows for the Northstar Fire Department (NFD) to receive emergency 911 calls. The agreement reflects a modest increase in fees paid to Cal Fire for the staffing and infrastructure necessary to dispatch the NFD to local emergencies. The annual cost has been considered as an inclusion for the District's Fiscal Operating & Capital Budget for 2026-27.

Director Ives moved to approve Resolution 26-07 Approving the Department of Forestry and Fire Protection Consolidated Dispatch Agreement for Services from July 1, 2026 to June 30, 2029. Director Roeder seconded; roll call was taken. Yes: Directors Brown, Forni, Ives, Radanovich, and Roeder. Noes: None. Abstain: None. Absent: None. The motion carried.

RESOLUTION 26-08 ACKNOWLEDGING RECEIPT OF REPORT REGARDING INSPECTIONS FOR GROUP E AND GROUP R OCCUPANCIES

Chief Gibeaut stated the Fire Department is required by Section 13146.4 of the California Health & Safety Code to report to the Board on the inspection of Group E and Group R occupancies. Within the District, there is one Group E occupancy and eight Group R occupancies. Chief Gibeaut stated that all occupancies have been inspected, and all are either in compliance or will be brought to compliance.

Director Brown moved to approve Resolution 26-08 Acknowledging Receipt of Report Regarding Inspections for Group E and Group R Occupancies. Director Roeder seconded; roll call was taken. Yes: Directors Brown, Forni, Ives, Radanovich, and Roeder. Noes: None. Abstain: None. Absent: None. The motion carried.

RESOLUTION 26-09 ADOPTING CEQA FINDINGS FOR THE 2026-2027 TRUCKEE TAHOE AIRPORT DISTRICT FOREST FUELS REDUCTION PROJECT

Forester Joe Barron stated the CEQA Notice of Exemption and Submittal to State Clearinghouse for the Tahoe Truckee Airport District (TTAD) Western Fuel Break Forest Fuels Reduction Project will satisfy environmental compliance for forest fuels reduction work from 2026-2027. The work encompasses 181 acres within the District's Wildfire Prevention Zone (WPZ) Boundary and will satisfy multiple priorities identified in the Community Wildfire Prevention Plan (CWPP).

Director Brown moved to approve Resolution 26-09 Adopting CEQA Findings for the 2026-2027 Truckee Tahoe Airport District Forest Fuels Reduction Project. Director Forni seconded; roll call was taken. Yes: Directors Brown, Forni, Ives, Radanovich, and Roeder. Noes: None. Abstain: None. Absent: None. The motion carried.

2026-2027 FOREST FUELS REDUCTION PROJECTS – AWARD OF BIDS

Forester Barron stated the Fuels Management Department sought proposals for forest fuels reduction to treat 308.5 acres in the WPZ. Multiple funding mechanisms will be used to complete the projects including: Measure U, Trimont cost-share dollars, and two separately acquired fuels management grants. The proposals received came in below the Forester's estimate. The Fuels Management Department recommends the award of bids as follows:

- Unit A1 – Measure U/Trimont Cost Share Projects – 30.5 Acres
 - Hagerty Forestry for \$85,400
- Unit A2 – Measure U Beyond 300' Areas – 27 Acres
 - Arevalo Tree & Defensible Space Services for \$71,550
- Unit A3 – Grant Funded Project Area 1 (Porcupine Hill) – 73 Acres
 - Elevated Tree Experts for \$197,100
- Unit A4 - Grant Funded Project Area 2 (Porcupine Hill) – 108 Acres
 - Elevated Tree Experts for \$280,800
- Unit A5 - Grant Funded Project Area 3 (Re-entry Maintenance Work) – 70 Acres
 - Elevated Tree Experts for \$77,000

Director Brown moved to approve the 2026-2027 Forest Fuels Reduction Projects Award of Bids as proposed. Director Forni seconded; roll call was taken. Yes: Directors Brown, Forni, Ives, Radanovich, and Roeder. Noes: None. Abstain: None. Absent: None. The motion carried.

JAMES MARTA AND CO. 2026, 2027, AND 2028 ANNUAL FINANCIAL AUDIT SERVICES ENGAGEMENT LETTER

Director of Finance and Accounting (DFA) Cheryl Plexico stated the District is seeking approval of a three-year engagement letter with James Marta and Co. for annual audit services. District staff considered a Request for Proposals but given the recent staffing changes it was agreed to continue with the current auditors for another engagement term. The cost of the audit has been considered in the Fiscal Year 2026-27 Operating and Capital Budget and aligns with expectations based on previous quotes received.

Director Brown moved to approve the James Marta and Co. 2026, 2027, & 2028 Annual Financial Audit Services Engagement Letter. Director Forni seconded; roll call was taken. Yes: Directors Brown, Forni, Ives, Radanovich, and Roeder. Noes: None. Abstain: None. Absent: None. The motion carried.

9:49 A.M. – PRESIDENT RADANOVICH OPENED THE PUBLIC HEARING PURSUANT TO THE ANNUAL REPORT ON POSITION VACANCIES, RECRUITMENT, AND RETENTION (GOV. CODE, §3502.3)

There was no public comment.

9:55 A.M. – PRESIDENT RADANOVICH CLOSED THE PUBLIC HEARING

RESOLUTION 26-10 – RESOLUTION ADOPTING THE NORTHSTAR COMMUNITY SERVICES DISTRICT FISCAL OPERATING & CAPITAL BUDGET FOR 2026-27

DFA Plexico provided the Board with highlights of updates to the Fiscal Year 2026-27 budget from the budget presentation at the May Regular Meeting of the Board of Directors.

Draft 1 estimates were updated inclusive of the following:

- Cost of Living Adjustment of 3.25% impacting salaries and wages
- Property & Parcel Tax Revenues

Staff provided additional budget insight as follows:

- DPW Martin reviewed the rate increases across water, sewer and solid waste services
- We are in the third year of the five-year rate schedule approved through the Proposition 218 process
- Chief Gibeaut stated the Northstar Fire Department expects approximately \$7MM in revenue with anticipated, budgeted expenses of approximately \$6.8MM
- A surplus in operating funds for the NFD may be applied to debt or pension costs
- HRAM Zangara provided an overview of current CEPPT balances and funded ratios for each classifications' Unfunded Accrued Liability (UAL)
- GM Geary reviewed the District's current debts and a management plan for the outstanding debts

Director Brown left the meeting at 10:26 A.M.

Director Ives moved to approve Resolution 26-10 Adopting the Northstar Community Services District Fiscal Operating & Capital Budget for 2026-27. Director Forni seconded; roll call was taken. Yes: Directors Forni, Ives, Radanovich, and Roeder. Noes: None. Abstain: None. Absent: Brown. The motion carried.

RESOLUTION 26-11 – RESOLUTION ESTABLISHING AN APPROPRIATIONS LIMIT FOR FISCAL YEAR 2026-27

DFA Plexico, in accordance with Article XIII B of the State Constitution, presented the calculation of District spending limits and appropriations subject to those limits for Fiscal Year 2026-27. Exhibit A included in the Board report shows the calculations for the current fiscal year and prior years' calculations.

Director Ives moved to approve Resolution 26-11 Establishing an Appropriations Limit for Fiscal Year 2026-27. Director Forni seconded; roll call was taken. Yes: Directors Forni, Ives, Radanovich, and Roeder. Noes: None. Abstain: None. Absent: Brown. The motion carried.

DIRECTOR REPORTS

There were no updates for this agenda item.

GENERAL MANAGER – GEARY

General Manager Mike Geary provided the following report:

- Working with DPW Martin on funding initiative for the Wood Energy Facility
- Met with Local 39 Representative to discuss new legislation and requirements
- Strategic Planning Workshop went well

FIRE DEPARTMENT – GIBEAUT

Fire Chief Jason Gibeaut provided the following report:

- Firefighters training for various wildland scenarios
- Still waiting for the updated Draft Municipal Services Review (MSR)

PUBLIC WORKS REPORT – MARTIN/EVANS

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

- Local backup funding is being pursued should USFS and CalFire grant funding for the WEF not come through
- Operations staff performed weed pulling and clean up along the Martis Valley Trail
- The EV Chargers installation at the Corporate Yard was performed in house, led by Senior Utility Services Worker Travis Dwyer
- Operations staff repaired a developing sink hole on Highlands View Road

ADMINISTRATIVE REPORT – ZANGARA

HRAM Zangara provided the following report:

- Reminder that the Town of Truckee is hosting in-person Ethics training for Board members and staff on Thursday, July 16 from 1:00 – 3:00 P.M.
- Reminder that the Reno Aces Baseball Game is scheduled for Friday, August 7 at 6:35 P.M.
- HRAM Zangara and GM Geary conducted interviews for the Administrative Specialist position and an offer was extended. There will be overlap between the departing AS and new hire to provide a seamless transition for staff and the community.

10:51 A.M. - CLOSED SESSION PURSUANT TO AGENDA ITEMS 20 THROUGH 23 INCLUDING ORAL RECOMMENDATION REGARDING SALARY AND/OR BENEFITS OF DISTRICT GENERAL MANAGER EMPLOYMENT AGREEMENT

- 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
- Public Employee Agreement (Government Code Section §54957) – Position Title: General Manager

REGULAR MEETING RESUMED – 11:06 A.M.

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

AMENDED GENERAL MANAGER EMPLOYMENT AGREEMENT

President Radanovich stated the Board had discussed an amendment to the General Manager Employment Agreement including an extension and 5% salary increase.

Director Forni moved to approve an Extension to the General Manager Contract through December 31, 2027 and Five Percent (5%) Salary Increase. Director Roeder seconded; roll call was taken. Yes: Directors Forni, Ives, Radanovich, and Roeder. Noes: None. Abstain: None. Absent: Brown. The motion carried.

ADJOURNMENT:

The meeting adjourned at 11:08 A.M.

Respectfully submitted,

John Radanovich, President of the Board

Julie Zangara, Secretary of the Board



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Approval of Claims & Demands – Paid and Unpaid

DATE: July 15, 2026
TO: Board of Directors
FROM: Cheryl Plexico, Director of Finance and Accounting
SUBJECT: Approval of Claims & Demands – Paid and Unpaid

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: July 09, 2026

Accounts Payable

Checks by Date - Detail by Vendor Number

User: aimeer@northstarcsd.org
Printed: 7/8/2026 2:45 PM



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Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Void Checks	Check Amount
ACH	AT&02 06/15/2026	AT&T Internet and phone at Schaffer Mill Pump Station	06/24/2026		216.18
Total for this ACH Check for Vendor AT&02:				0.00	216.18
Total for Vendor AT&02 (AT&T):				0.00	216.18
Report Total (1 checks):				0.00	216.18

Accounts Payable

Checks by Date - Detail by Vendor Number

User: aimeer@northstarcsd.org
Printed: 7/8/2026 2:46 PM



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Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Void Checks	Check Amount
ACH	CAL11	CalPERS RETIREMENT FUND	07/01/2026		
	06/16/2026	Retirement payment for PP#12 - EFT 06/10/2026			285.88
	06/16/2026	Retirement payment for PP#12 - EFT 06/10/2026			19,211.32
	06/16/2026	Retirement payment for PP#12 - EFT 06/10/2026			1,386.76
	06/16/2026	Retirement payment for PP#12 - EFT 06/10/2026			4,673.36
	06/16/2026	Retirement payment for PP#12 - EFT 06/10/2026			468.77
	06/16/2026	Retirement payment for PP#12 - EFT 06/10/2026			2,233.54
	06/16/2026	Retirement payment for PP#12 - EFT 06/10/2026			1,319.06
	06/16/2026	Retirement payment for PP#12 - EFT 06/10/2026			1,596.54
	06/16/2026	Retirement payment for PP#12 - EFT 06/10/2026			1,174.81
	06/16/2026	Retirement payment for PP#12 - EFT 06/10/2026			2,569.92
	06/16/2026	Retirement payment for PP#12 - EFT 06/10/2026			8,985.35
	06/16/2026	Retirement payment for PP#12 - EFT 06/10/2026			4,996.32
	06/16/2026	Retirement payment for PP#12 - EFT 06/10/2026			1,235.32
Total for this ACH Check for Vendor CAL11:				0.00	50,136.95
ACH	CAL11	CalPERS RETIREMENT FUND	07/08/2026		
	06/29/2026	Retirement payment for PP#13 - EFT 06/25/2026			5,032.00
	06/29/2026	Retirement payment for PP#13 - EFT 06/25/2026			1,386.76
	06/29/2026	Retirement payment for PP#13 - EFT 06/25/2026			468.77
	06/29/2026	Retirement payment for PP#13 - EFT 06/25/2026			1,596.11
	06/29/2026	Retirement payment for PP#13 - EFT 06/25/2026			1,319.06
	06/29/2026	Retirement payment for PP#13 - EFT 06/25/2026			285.88
	06/29/2026	Retirement payment for PP#13 - EFT 06/25/2026			8,369.46
	06/29/2026	Retirement payment for PP#13 - EFT 06/25/2026			4,672.90
	06/29/2026	Retirement payment for PP#13 - EFT 06/25/2026			1,174.82
	06/29/2026	Retirement payment for PP#13 - EFT 06/25/2026			2,268.27
	06/29/2026	Retirement payment for PP#13 - EFT 06/25/2026			1,235.32
	06/29/2026	Retirement payment for PP#13 - EFT 06/25/2026			2,569.91
	06/29/2026	Retirement payment for PP#13 - EFT 06/25/2026			18,584.69
Total for this ACH Check for Vendor CAL11:				0.00	48,963.95
Total for Vendor CAL11 (CalPERS RETIREMENT FUND):				0.00	99,100.90
Report Total (2 checks):				0.00	99,100.90

Accounts Payable

Checks by Date - Detail by Vendor Number

User: aimeer@northstarcsd.org
Printed: 7/8/2026 2:47 PM



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Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Void Checks	Check Amount
ACH	CAL12	CalPERS HEALTHCARE	06/24/2026		
	06/10/2026	Healthcare - Jun 2026 - EFT 06/09/2026			21,310.15
	06/10/2026	Healthcare - Jun 2026 - EFT 06/09/2026			4,036.82
	06/10/2026	Healthcare - Jun 2026 - EFT 06/09/2026			808.00
	06/10/2026	Retiree OPEB - Jun 2026 - EFT 06/09/2026			163.01
	06/10/2026	Healthcare - Jun 2026 - EFT 06/09/2026			10,318.90
	06/10/2026	Healthcare - Jun 2026 - EFT 06/09/2026			57.00
	06/10/2026	Healthcare - Jun 2026 - EFT 06/09/2026			34,167.85
	06/10/2026	Retiree OPEB - Jun 2026 - EFT 06/09/2026			1,141.08
	06/10/2026	Retiree OPEB - Jun 2026 - EFT 06/09/2026			326.02
	06/10/2026	Healthcare - Jun 2026 - EFT 06/09/2026			5,830.84
Total for this ACH Check for Vendor CAL12:				0.00	78,159.67
Total for Vendor CAL12 (CalPERS HEALTHCARE):				0.00	78,159.67
Report Total (1 checks):				0.00	78,159.67

Accounts Payable

Checks by Date - Detail by Vendor Number

User: aimeer@northstarcisd.org
Printed: 7/10/2026 8:55 AM



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Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Void Checks	Check Amount
ACH	DEL05 597449099	DE LAGE LANDEN FINANCIAL SERVI Copier lease - Admin bldg - Jun 2026 - EFT 07/1	07/15/2026		187.67
Total for this ACH Check for Vendor DEL05:				0.00	187.67
Total for Vendor DEL05 (DE LAGE LANDEN FINANCIAL SERVICES INC):				0.00	187.67
Report Total (1 checks):				0.00	187.67

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User: aimeer@northstarcsd.org
Printed: 7/8/2026 2:49 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	07/01/2026		
	06/16/2026	Employee contribution to PEHP - PP#12 - EFT C			1,850.00
	06/16/2026	Employer contribution to PEHP - PP#12 - EFT 0			1,850.00
	06/16/2026	Employee contribution to PEHP - PP#12 - EFT C			200.00
	06/16/2026	Employer contribution to PEHP - PP#12 - EFT 0			200.00
	06/16/2026	Employee contribution to PEHP - PP#12 - EFT C			700.00
	06/16/2026	Employer contribution to PEHP - PP#12 - EFT 0			700.00
	06/16/2026	Employer contribution to PEHP - PP#12 - EFT 0			200.00
	06/16/2026	Employee contribution to PEHP - PP#12 - EFT C			1,200.00
	06/16/2026	Employer contribution to PEHP - PP#12 - EFT 0			1,000.00
Total for this ACH Check for Vendor NAT04:				0.00	7,900.00
ACH	NAT04	NATIONWIDE TRUST COMPANY	07/08/2026		
	06/24/2026	Employer contribution to PEHP - PP#13 - EFT 0			1,725.00
	06/24/2026	Employee contribution to PEHP - PP#13 - EFT C			700.00
	06/24/2026	Employer contribution to PEHP - PP#13 - EFT 0			1,000.00
	06/24/2026	Employer contribution to PEHP - PP#13 - EFT 0			200.00
	06/24/2026	Employer contribution to PEHP - PP#13 - EFT 0			200.00
	06/24/2026	Employee contribution to PEHP - PP#13 - EFT C			1,200.00
	06/24/2026	Employee contribution to PEHP - PP#13 - EFT C			200.00
	06/24/2026	Employee contribution to PEHP - PP#13 - EFT C			1,725.00
	06/24/2026	Employer contribution to PEHP - PP#13 - EFT 0			700.00
Total for this ACH Check for Vendor NAT04:				0.00	7,650.00
Total for Vendor NAT04 (NATIONWIDE TRUST COMPANY):				0.00	15,550.00
Report Total (2 checks):				0.00	15,550.00

Accounts Payable

Checks by Date - Detail by Vendor Number

User: aimeer@northstarcsd.org
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N.C.S.D
Northstar Community Services District
900 Northstar Drive, Truckee, CA 96161
P: 530.562.0747 • F: 530.562.1505 • www.northstarcsd.org

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Void Checks	Check Amount
ACH	NAV01	NAVIA BENEFIT SOLUTIONS INC	07/08/2026		
	06/29/2026	HRA Disbursement 2 - Jun 2026 - EFT 06/24/20			1,056.09
	06/29/2026	HRA Disbursement 2 - Jun 2026 - EFT 06/24/20			908.64
	06/29/2026	HRA Disbursement 2 - Jun 2026 - EFT 06/24/20			75.00
	06/29/2026	HRA Disbursement 2 - Jun 2026 - EFT 06/24/20			247.41
Total for this ACH Check for Vendor NAV01:				0.00	2,287.14
ACH	NAV01	NAVIA BENEFIT SOLUTIONS INC	06/24/2026		
	06/10/2026	HRA Disbursement 1 - Jun 2026 - EFT 06/09/20			300.45
	06/10/2026	HRA Disbursement 1 - Jun 2026 - EFT 06/09/20			2,911.92
	06/10/2026	HRA Disbursement 1 - Jun 2026 - EFT 06/09/20			554.58
Total for this ACH Check for Vendor NAV01:				0.00	3,766.95
Total for Vendor NAV01 (NAVIA BENEFIT SOLUTIONS INC):				0.00	6,054.09
Report Total (2 checks):				0.00	6,054.09

Accounts Payable

Checks by Date - Detail by Vendor Number

User: aimeer@northstarcsd.org
Printed: 7/8/2026 2:51 PM



N.C.S.D
Northstar Community Services District
900 Northstar Drive, Truckee, CA 96161
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Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Void Checks	Check Amount
ACH	NOR07	NCSD INVESTMENT ACCTS C/O CHAR	06/24/2026		
	06/10/2026	Res Capital fees from Tax Roll - Apr (FM10) - E			230,570.18
	06/10/2026	Res Capital fees from Tax Roll - Apr (FM10) - E			9,142.76
Total for this ACH Check for Vendor NOR07:				0.00	239,712.94
Total for Vendor NOR07 (NCSD INVESTMENT ACCTS C/O CHARLES SCHWAB):				0.00	239,712.94
Report Total (1 checks):				0.00	239,712.94

Accounts Payable

Checks by Date - Detail by Vendor Number

User: aimeer@northstarcisd.org
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N.C.S.D
Northstar Community Services District
900 Northstar Drive, Truckee, CA 96161
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Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Void Checks	Check Amount
ACH	UMB01	UMB BANK NA CFD	06/24/2026		
	06/10/2026	Res CFD Assessment Paid Parcel Apmt 12/19/25			-26,652.66
	06/10/2026	Res CFD Assessment Paid Parcel Apmt 12/19/25			1,719,164.26
Total for this ACH Check for Vendor UMB01:				0.00	1,692,511.60
Total for Vendor UMB01 (UMB BANK NA CFD):				0.00	1,692,511.60
Report Total (1 checks):				0.00	1,692,511.60

Accounts Payable

Checks by Date - Detail by Vendor Number

User: aimeer@northstarcisd.org
Printed: 7/10/2026 9:00 AM



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Northstar Community Services District
900 Northstar Drive, Truckee, CA 96161
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Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Void Checks	Check Amount
31332	AIR02 9172637300	AIRGAS USA LLC Oxygen (2) for oxy acetylene torch	06/24/2026		306.66
Total for Check Number 31332:				0.00	306.66
Total for Vendor AIR02 (AIRGAS USA LLC):				0.00	306.66
31390	ALA01 INV00487230	ALADTEC LLC Staffing software 08/01/2026-07/31/2027	07/15/2026		4,180.77
Total for Check Number 31390:				0.00	4,180.77
Total for Vendor ALA01 (ALADTEC LLC):				0.00	4,180.77
31391	AMA01	AMAZON CAPITAL SERVICES	07/15/2026		
	1967-LYRW-MRNN	Wireless access point for NCSD WiFi Network			128.65
	19Q6-PF4Y-6FV4	MREs AAA batteries (2) for Type3 Engines			161.95
	19Q6-PF4Y-6FV4	Heavy duty clothes hangers			37.46
	19Q6-PF4Y-6FV4	Charging cords for phones iPads on Type3 Engi			19.28
	1KK3-L33J-CRXM	Paper towels tape coffee sign here tabs batte			278.71
	1T3F-14WD-CXWH	Syringe filters lock connectors (33%)			11.20
	1T3F-14WD-CXWH	Computer speakers - Evans webcam - Ops offic			56.12
	1T3F-14WD-CXWH	Syringe filters lock connectors (33%)			11.20
	1T3F-14WD-CXWH	Work boots - Evans work pants (3) - Walsh			244.98
	1T3F-14WD-CXWH	Syringe filters lock connectors (33%)			11.20
Total for Check Number 31391:				0.00	960.75
Total for Vendor AMA01 (AMAZON CAPITAL SERVICES):				0.00	960.75
31367	ANS01 C5203-062626	ANSWERWEST INC On-call answering service 06/22-07/19/2026	07/08/2026		184.95
Total for Check Number 31367:				0.00	184.95
Total for Vendor ANS01 (ANSWERWEST INC):				0.00	184.95
31333	ARE01	AREVALO TREE & DEFENSIBLE SPAC	06/24/2026		
	2026-0613-CF	Measure U 50% Cost Sharing Agreement - Trim			7,966.20
	2026-0613-CF	Measure U 50% Cost Sharing Agreement - Trim			7,966.20
	2026-0614-CF	2023 NEU PhII CalFire Fuels Reduction - Curbs			20,309.85
Total for Check Number 31333:				0.00	36,242.25
31392	ARE01	AREVALO TREE & DEFENSIBLE SPAC	07/15/2026		

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Void Checks	Check Amount
	2026-0629-CF	2023 NEU PhII CalFire Fuels Reduction - Beyor			12,178.00
	2026-0630-CF	2023 NEU PhII CalFire Fuels Reduction - Curbs			15,181.38
Total for Check Number 31392:				0.00	27,359.38
Total for Vendor ARE01 (AREVALO TREE & DEFENSIBLE SPACE SERVICES):				0.00	63,601.63
31368	ASB01	ASBURY ENVIRONMENTAL SERVICES	07/08/2026		
	I500-01395719	Disposal of antifreeze			8.00
	I500-01395739	Disposal of used and mixed oils			153.00
Total for Check Number 31368:				0.00	161.00
Total for Vendor ASB01 (ASBURY ENVIRONMENTAL SERVICES INC):				0.00	161.00
31334	AT&03	AT&T - CALNET 3	06/24/2026		
	000025379410	Telephones 05/10-06/09/2026			62.82
	000025379410	Telephones 05/10-06/09/2026			128.57
	000025379410	Telephones 05/10-06/09/2026			32.14
	000025379410	Telephones 05/10-06/09/2026			55.58
	000025380686	Fire alarm lines at Admin bldg 05/10-06/09/2026			62.72
Total for Check Number 31334:				0.00	341.83
31369	AT&03	AT&T - CALNET 3	07/08/2026		
	000025441271	Fire alarm lines MVWS M&O facility 05/25-06/			62.72
Total for Check Number 31369:				0.00	62.72
Total for Vendor AT&03 (AT&T - CALNET 3):				0.00	404.55
31335	AT&05	AT&T MOBILITY	06/24/2026		
	287289271450X06	Wireless service 05/03-06/02/2026			13.74
	287289271450X06	Wireless service 05/03-06/02/2026			403.63
	287317205381X06	Res A Inlet Meter Cell Service - Jun 2026 (50%)			25.54
	287317205381X06	Res A Inlet Meter Cell Service - Jun 2026 (50%)			25.55
Total for Check Number 31335:				0.00	468.46
Total for Vendor AT&05 (AT&T MOBILITY):				0.00	468.46
31351	BAD01	BADGER METER INC	07/01/2026		
	80239080	Beacon cellular service - May 2026			900.00
	80239080	Beacon cellular service - May 2026			1,269.90
Total for Check Number 31351:				0.00	2,169.90
Total for Vendor BAD01 (BADGER METER INC):				0.00	2,169.90
31336	BES01	GINGER BESASPARIS	06/24/2026		
	NSFD6926	Mobile radio upgrade equip & installation for C			15,368.81
	NSFD6926	Mobile radio upgrade equip & installation for C			-846.26
Total for Check Number 31336:				0.00	14,522.55

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Void Checks	Check Amount
Total for Vendor BES01 (GINGER BESASPARIS):				0.00	14,522.55
31393	BRO02 07/06/2026	WARREN "CHIP" BROWN Healthcare reimb - Brown - Jun 2026	07/15/2026		1,593.80
Total for Check Number 31393:				0.00	1,593.80
Total for Vendor BRO02 (WARREN "CHIP" BROWN):				0.00	1,593.80
31394	BUT01 213	BARBARA BUTTERFIELD Admin office cleaning - Jun 2026	07/15/2026		1,200.00
Total for Check Number 31394:				0.00	1,200.00
Total for Vendor BUT01 (BARBARA BUTTERFIELD):				0.00	1,200.00
31370	CHA02 179209801062126	CHARTER COMMUNICATIONS Cable and internet at Admin bldg 06/21-07/20/2026	07/08/2026		375.54
Total for Check Number 31370:				0.00	375.54
Total for Vendor CHA02 (CHARTER COMMUNICATIONS):				0.00	375.54
31337	CIN01 4272483027 4272483027	CINTAS CORPORATION #623 Cleaning Restroom Safety Supplies & Service Coverall Laundry Inspection Repair & Replace	06/24/2026		331.09 164.69
Total for Check Number 31337:				0.00	495.78
31352	CIN01 4273213986 4273213986	CINTAS CORPORATION #623 Coverall Laundry Inspection Repair & Replace Cleaning Restroom Safety Supplies & Service	07/01/2026		164.69 255.50
Total for Check Number 31352:				0.00	420.19
31371	CIN01 4273978312 4273978312	CINTAS CORPORATION #623 Coverall Laundry Inspection Repair & Replace Cleaning Restroom Safety Supplies & Service	07/08/2026		164.69 357.73
Total for Check Number 31371:				0.00	522.42
Total for Vendor CIN01 (CINTAS CORPORATION #623):				0.00	1,438.39
31353	COM03 2561927	COMPUTERSHARE CORPORATE TRUST Northstar CSD-FA LRB Series 2015 Trustee Fee	07/01/2026		5,000.00
Total for Check Number 31353:				0.00	5,000.00
Total for Vendor COM03 (COMPUTERSHARE CORPORATE TRUST (TRUSTEE FEES)):				0.00	5,000.00
31372	CON04 06/29/2026	TETO CONTARDI Work boots - Reimb Contardi	07/08/2026		214.40

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Void Checks	Check Amount
Total for Check Number 31372:				0.00	214.40
Total for Vendor CON04 (TETO CONTARDI):				0.00	214.40
31338	CON06	CONTROLPOINT ENGINEERING INC	06/24/2026		
	NCSD-26001	On-call SCADA support - PP#5 Billing through 1			9,250.00
	NCSD-26002	On-call SCADA support - PP#5 Billing through 1			1,430.00
	NCSD-26003	On-call SCADA support - PP#5 Billing through 1			3,540.00
Total for Check Number 31338:				0.00	14,220.00
Total for Vendor CON06 (CONTROLPOINT ENGINEERING INC):				0.00	14,220.00
31354	CRA02	CRANMER ENGINEERING INC	07/01/2026		
	GIF0238	Raw and distribution bacterial analysis			560.00
	GIF0247	Raw and distribution bacterial analysis chemica			3,510.00
Total for Check Number 31354:				0.00	4,070.00
Total for Vendor CRA02 (CRANMER ENGINEERING INC):				0.00	4,070.00
31373	DOW03	DOWL	07/08/2026		
	7363.30369.02-2	EV Charger Construction Mgmt & Inspection - F			878.75
Total for Check Number 31373:				0.00	878.75
Total for Vendor DOW03 (DOWL):				0.00	878.75
31339	ELE01	ELEVATED TREE EXPERTS LLC	06/24/2026		
	0430382	Fuels Reduction_2026 TTAD - Beyond 300' (W1			62,275.00
Total for Check Number 31339:				0.00	62,275.00
31395	ELE01	ELEVATED TREE EXPERTS LLC	07/15/2026		
	0431862	Fuels Reduction_2026 TTAD - Beyond 300' (W1			70,875.00
Total for Check Number 31395:				0.00	70,875.00
Total for Vendor ELE01 (ELEVATED TREE EXPERTS LLC):				0.00	133,150.00
31396	ESO01	ESO SOLUTIONS INC	07/15/2026		
	ESO-197544	Annual fee for ESO EHR reporting software 07/1			2,920.20
Total for Check Number 31396:				0.00	2,920.20
Total for Vendor ESO01 (ESO SOLUTIONS INC):				0.00	2,920.20
31397	EVA02	SHAUN EVANS	07/15/2026		
	07/06/2026	Work pants (5) - Evans			363.74
Total for Check Number 31397:				0.00	363.74

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Void Checks	Check Amount
Total for Vendor EVA02 (SHAUN EVANS):				0.00	363.74
31398	FIR01 PREM 2027-51	FAIRA General liability insurance premium for 07/01/20	07/15/2026		87,656.00
Total for Check Number 31398:				0.00	87,656.00
Total for Vendor FIR01 (FAIRA):				0.00	87,656.00
31399	FOR02 07/06/2026	MARILYN FORNI Healthcare reimb - Forni - Jun 2026	07/15/2026		625.90
Total for Check Number 31399:				0.00	625.90
Total for Vendor FOR02 (MARILYN FORNI):				0.00	625.90
31340	GRA01 9948093738	GRAINGER INC Caustic pump for WTP	06/24/2026		1,488.74
Total for Check Number 31340:				0.00	1,488.74
31355	GRA01 9953382604 9954150760 9957536882	GRAINGER INC Safety glasses (8) Hour meters (2) for Newhall Pump Station Pump repair kit for WTP CIP pump	07/01/2026		73.10 211.24 123.62
Total for Check Number 31355:				0.00	407.96
31374	GRA01 9960940741 9960940758 9963294054	GRAINGER INC Hand sanitizer (2) for shop supply Fuses (4) clamps (10) circuit breakers (3) for DI Work boots - Crush	07/08/2026		214.20 197.62 188.04
Total for Check Number 31374:				0.00	599.86
Total for Vendor GRA01 (GRAINGER INC):				0.00	2,496.56
31400	HAC01 15067796 15067796	HACH COMPANY INC Reagent sets (24) DPD CL2 residual sample pa Reagent DPD CL2 residual sample(50%) desicca	07/15/2026		2,265.39 812.92
Total for Check Number 31400:				0.00	3,078.31
Total for Vendor HAC01 (HACH COMPANY INC):				0.00	3,078.31
31401	HUN01 197585 197585	HUNT & SONS INC Diesel Gasoline	07/15/2026		1,717.95 4,149.57
Total for Check Number 31401:				0.00	5,867.52
Total for Vendor HUN01 (HUNT & SONS INC):				0.00	5,867.52

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Void Checks	Check Amount
31341	INF01	INFOSEND INC	06/24/2026		
	311107	Statement mailing & processing - May 2026			565.23
	311107	Statement mailing & processing - May 2026			35.54
	311107	Statement mailing & processing - May 2026			347.01
	311107	Statement mailing & processing - May 2026			29.62
	311107	Statement mailing & processing - May 2026			389.34
	311107	Statement mailing & processing - May 2026			505.18
Total for Check Number 31341:				0.00	1,871.92
Total for Vendor INF01 (INFOSEND INC):				0.00	1,871.92
31402	INT06	INTERMEDIA.NET INC	07/15/2026		
	2607047768	Intermedia - Phone system 06/02-07/01/2026 - S			77.79
	2607047768	Intermedia - Phone system 06/02-07/01/2026 - S			173.32
	2607047768	Intermedia - Phone system 06/02-07/01/2026			144.17
	2607047768	Intermedia - Phone system 06/02-07/01/2026			448.13
Total for Check Number 31402:				0.00	843.41
Total for Vendor INT06 (INTERMEDIA.NET INC):				0.00	843.41
31403	IVE01	NANCY IVES	07/15/2026		
	07/06/2026	Healthcare reimb - Ives - Jun 2026			1,085.52
Total for Check Number 31403:				0.00	1,085.52
Total for Vendor IVE01 (NANCY IVES):				0.00	1,085.52
31356	LEH01	LEHR	07/01/2026		
	SI33284	Graphic striping for U-32			1,066.30
Total for Check Number 31356:				0.00	1,066.30
Total for Vendor LEH01 (LEHR):				0.00	1,066.30
31404	LEX01	LEXIPOL LLC	07/15/2026		
	INVLEX11272717	Annual Fire Policy Manual&Daily Training bull			9,669.56
Total for Check Number 31404:				0.00	9,669.56
Total for Vendor LEX01 (LEXIPOL LLC):				0.00	9,669.56
31405	LIB01	LIBERTY UTILITIES	07/15/2026		
	07/07/2026	Electricity - Jun 2026			991.52
	07/07/2026	Electricity - Jun 2026			37,841.22
	07/07/2026	Electricity - Jun 2026			87.65
	07/07/2026	Electricity - Jun 2026			515.38
	07/07/2026	Electricity - Jun 2026			3,010.88
	07/07/2026	Electricity - Jun 2026			4,197.13
	07/07/2026	Electricity - Jun 2026			21,099.84
	07/07/2026	Electricity - Jun 2026			1,881.48

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Void Checks	Check Amount
			Total for Check Number 31405:	0.00	69,625.10
			Total for Vendor LIB01 (LIBERTY UTILITIES):	0.00	69,625.10
31357	LIF01 2115140 2145475	LIFE ASSIST INC Suction catheter AED batteries electrodes glucose test strips n	07/01/2026		0.58 661.77
			Total for Check Number 31357:	0.00	662.35
31375	LIF01 2146433	LIFE ASSIST INC Lidocaine (2)	07/08/2026		45.62
			Total for Check Number 31375:	0.00	45.62
			Total for Vendor LIF01 (LIFE ASSIST INC):	0.00	707.97
31376	LNC01 PINV1101975	LN CURTIS & SONS INC Work pants - Barron Johnson	07/08/2026		491.21
			Total for Check Number 31376:	0.00	491.21
			Total for Vendor LNC01 (LN CURTIS & SONS INC):	0.00	491.21
31342	MOU01 103306 103363 103449	MOUNTAIN HARDWARE Oscillating sawzall blades for stock supply Weed & grass killer for stock supply Reduce bushings screws elbow fitting for caus	06/24/2026		71.92 196.18 21.75
			Total for Check Number 31342:	0.00	289.85
31377	MOU01 103928 103953 103984	MOUNTAIN HARDWARE Cable fuse holders connector set couplings for DI Adapters to build pressure gauge for backflow te Adapters to build pressure gauge for backflow te	07/08/2026		45.03 11.75 11.75
			Total for Check Number 31377:	0.00	68.53
31406	MOU01 104468	MOUNTAIN HARDWARE Red spray paint (6) for fire hydrants - NWS	07/15/2026		40.48
			Total for Check Number 31406:	0.00	40.48
			Total for Vendor MOU01 (MOUNTAIN HARDWARE):	0.00	398.86
31343	NAP02 657731 657751	NAPA SIERRA - ACCT#3318 Heater hoses (2) coolant (5) multi-use tool Grip clip tool multi-use tool - Returned	06/24/2026		111.58 -8.60
			Total for Check Number 31343:	0.00	102.98
			Total for Vendor NAP02 (NAPA SIERRA - ACCT#3318):	0.00	102.98
31378	NAV02	NAVIA BENEFIT SOLUTIONS INC	07/08/2026		

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Void Checks	Check Amount
	11093776	Monthly admin fee - Jun 2026			38.92
	11093776	Monthly admin fee - Jun 2026			11.12
	11093776	Monthly admin fee - Jun 2026			83.24
	11093776	Monthly admin fee - Jun 2026			11.12
	11093776	Monthly admin fee - Jun 2026			55.60
Total for Check Number 31378:				0.00	200.00
Total for Vendor NAV02 (NAVIA BENEFIT SOLUTIONS INC):				0.00	200.00
31358	NEV06	NEVADA CHILLER & BOILER INC	07/01/2026		
	M-3275-2	HVAC System Annual maintenance for Station 3			1,171.00
	M-3275-3	HVAC System Annual maintenance for Admin b			1,171.00
Total for Check Number 31358:				0.00	2,342.00
31407	NEV06	NEVADA CHILLER & BOILER INC	07/15/2026		
	26-4436	HVAC System maintenance & repair for Station			731.06
	26-4436-2	HVAC System troubleshooting for Station 32			465.00
Total for Check Number 31407:				0.00	1,196.06
Total for Vendor NEV06 (NEVADA CHILLER & BOILER INC):				0.00	3,538.06
31344	NOR08	NORTHSTAR FIREFIGHTERS ASSOCIA	06/24/2026		
	NFFA-2026-0615	Duty exercise shorts (13)			260.00
Total for Check Number 31344:				0.00	260.00
Total for Vendor NOR08 (NORTHSTAR FIREFIGHTERS ASSOCIATION):				0.00	260.00
31345	NOV01	NOVOGRADAC	06/24/2026		
	10706139	WEF Accounting Fees for Investment Tax Credit			918.75
Total for Check Number 31345:				0.00	918.75
Total for Vendor NOV01 (NOVOGRADAC):				0.00	918.75
31359	OFF02	OFFICE1	07/01/2026		
	LVAR647249	Copier base rate fees - Fire admin 06/22-07/21/2			35.00
	LVAR647501	Copier overage fees - Captain's office 05/23-06/2			41.25
Total for Check Number 31359:				0.00	76.25
31379	OFF02	OFFICE1	07/08/2026		
	LVAR648125	Copier overage fees - Utility ops 05/29-06/28/20			98.82
Total for Check Number 31379:				0.00	98.82
Total for Vendor OFF02 (OFFICE1):				0.00	175.07
31380	OFF03	OFFICE1	07/08/2026		
	5039192745	Copier lease - Station 32 06/15-07/14/2026			196.49

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Void Checks	Check Amount
			Total for Check Number 31380:	0.00	196.49
			Total for Vendor OFF03 (OFFICE1):	0.00	196.49
31381	ORE01 4426-373896	O'REILLY AUTOMATIVE INC - ACCT#1 Battery flat wire (2) for DMA at Northstar Driv	07/08/2026		140.04
			Total for Check Number 31381:	0.00	140.04
			Total for Vendor ORE01 (O'REILLY AUTOMATIVE INC - ACCT#1894214):	0.00	140.04
31360	PAC01 3018305 3018393	PACIFIC COMPUTER SUPPLY INC Office 365 subscription (60) 04/03-05/02/2026 Office 365 subscription (60) 05/03-06/02/2026	07/01/2026		882.08 882.08
			Total for Check Number 31360:	0.00	1,764.16
			Total for Vendor PAC01 (PACIFIC COMPUTER SUPPLY INC):	0.00	1,764.16
31382	PLA06 06/26/2026 06/26/2026 06/26/2026 06/26/2026 06/26/2026 06/26/2026 06/26/2026 06/26/2026 06/26/2026	PLACER COUNTY PERSONNEL Dental and vision insurance - Jul 2026 Dental and vision insurance - Jul 2026 Dental and vision insurance - Jul 2026 Dental and vision insurance - Jul 2026 Dental and vision insurance - Jul 2026 Dental and vision insurance - Jul 2026 Dental and vision insurance - Jul 2026 Dental and vision insurance - Jul 2026 Dental and vision insurance - Jul 2026	07/08/2026		1,796.78 265.54 19.28 137.28 79.44 203.54 32.40 938.16 1,079.70
			Total for Check Number 31382:	0.00	4,552.12
			Total for Vendor PLA06 (PLACER COUNTY PERSONNEL):	0.00	4,552.12
31408	RAD02 07/06/2026	JOHN RADANOVICH Healthcare reimb - Radanovich - Jun 2026	07/15/2026		1,958.97
			Total for Check Number 31408:	0.00	1,958.97
			Total for Vendor RAD02 (JOHN RADANOVICH):	0.00	1,958.97
31361	REX01 INV-54158 INV-54159 INV-54162 INV-54164	REX MOORE GROUP INC Fire alarm testing - Admin bldg 07/01-09/30/202 Fire alarm testing & monitoring - Utility ops 07/ Fire alarm testing & monitoring - Station 31 07/(Fire alarm testing & monitoring - Station 32 07/(	07/01/2026		160.00 210.99 385.14 385.14
			Total for Check Number 31361:	0.00	1,141.27
31409	REX01 INV-52751 INV-52761	REX MOORE GROUP INC Fire alarm testing & monitoring - Station 31 04/(Fire alarm testing & monitoring - Station 32 04/(	07/15/2026		385.14 385.14

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Void Checks	Check Amount
			Total for Check Number 31409:	0.00	770.28
			Total for Vendor REX01 (REX MOORE GROUP INC):	0.00	1,911.55
31410	ROE01 07/06/2026	CANDACE ROEDER Healthcare reimb - Roeder - Jun 2026	07/15/2026		2,027.40
			Total for Check Number 31410:	0.00	2,027.40
			Total for Vendor ROE01 (CANDACE ROEDER):	0.00	2,027.40
31411	SAC01 07/02/2026	SACRAMENTO REGIONAL FPO Annual renewal for Sacramento Regional FPO n	07/15/2026		60.00
			Total for Check Number 31411:	0.00	60.00
			Total for Vendor SAC01 (SACRAMENTO REGIONAL FPO):	0.00	60.00
31383	SAN01 26033-01 26033-01 26034-1	SAN JOAQUIN ELECTRIC INC On-call electrical service - 267 Lift Station floats On-call electrical service - Well 1 level transduce Electrical services for EV Charging Station at Ut	07/08/2026		2,256.67 250.74 6,479.00
			Total for Check Number 31383:	0.00	8,986.41
			Total for Vendor SAN01 (SAN JOAQUIN ELECTRIC INC):	0.00	8,986.41
31384	SDR01 80041 80489	SDRMA WC & LIABILITY Property & Liability Insurance FY2026-27 Workers Comp FY2026-27	07/08/2026		533,702.45 324,906.54
			Total for Check Number 31384:	0.00	858,608.99
			Total for Vendor SDR01 (SDRMA WC & LIABILITY):	0.00	858,608.99
31412	SHA01 07/06/2026	MARK SHADOWENS Healthcare reimb - Shadowens - Aug 2026	07/15/2026		2,496.58
			Total for Check Number 31412:	0.00	2,496.58
			Total for Vendor SHA01 (MARK SHADOWENS):	0.00	2,496.58
31413	SID01 322-0000061655	SIDDONS MARTIN EMERGENCY GROU Air brake repair for E-32	07/15/2026		5,319.73
			Total for Check Number 31413:	0.00	5,319.73
			Total for Vendor SID01 (SIDDONS MARTIN EMERGENCY GROUP):	0.00	5,319.73
31414	SOU01 07/08/2026	SOUTHWEST GAS CO Natural gas - Jun 2026	07/15/2026		43.72

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Void Checks	Check Amount
	07/08/2026	Natural gas - Jun 2026			12.87
	07/08/2026	Natural gas - Jun 2026			30.21
	07/08/2026	Natural gas - Jun 2026			132.84
	07/08/2026	Natural gas - Jun 2026			54.35
	07/08/2026	Natural gas - Jun 2026			25.58
			Total for Check Number 31414:	0.00	299.57
			Total for Vendor SOU01 (SOUTHWEST GAS CO):	0.00	299.57
31385	SOU02 7590069260	SOUTHERN TIRE MART Tire rotation balance for B-31	07/08/2026		144.11
			Total for Check Number 31385:	0.00	144.11
			Total for Vendor SOU02 (SOUTHERN TIRE MART):	0.00	144.11
31362	SPR01	SPRINGBROOK HOLDING COMPANY I	07/01/2026		
	INV-024284	Springbrook Cloud annual mntnce 8/20/26-8/19/			4,716.05
	INV-024284	Springbrook Cloud annual mntnce 8/20/26-8/19/			194.71
	INV-024284	Springbrook Cloud annual mntnce 8/20/26-8/19/			19,671.62
	INV-024284	Springbrook Cloud annual mntnce 8/20/26-8/19/			2,751.75
			Total for Check Number 31362:	0.00	27,334.13
			Total for Vendor SPR01 (SPRINGBROOK HOLDING COMPANY LLC):	0.00	27,334.13
31386	STA10	STANDARD INSURANCE COMPANY	07/08/2026		
	06/26/2026	Disability insurance - 07/01-09/30/2026			174.00
	06/26/2026	Disability insurance - 07/01-09/30/2026			1,131.00
			Total for Check Number 31386:	0.00	1,305.00
			Total for Vendor STA10 (STANDARD INSURANCE COMPANY):	0.00	1,305.00
31346	TAH03	TAHOE FOREST HOSPITAL OCC HE/	06/24/2026		
	06/18/2026	Monthly admin fee - Mar 2026			113.00
	06/18/2026_2	Monthly admin fee - Apr 2026			113.00
	06/18/2026_2	Drug screen - Contardi Savage			277.00
	06/18/2026_3	Monthly admin fee - May 2026			113.00
	06/18/2026_3	DMV physical - Ham			125.00
			Total for Check Number 31346:	0.00	741.00
			Total for Vendor TAH03 (TAHOE FOREST HOSPITAL OCC HEALTH TAHOE WORX):	0.00	741.00
31363	TAH06	TAHOE TRUCKEE SIERRA DISPOSAL	07/01/2026		
	0001097782	Garbage pickup service - Admin bldg - May 202			320.58
	0001097910	Garbage pickup service - Station 31 - May 2026			34.56
	0001097968	Garbage pickup service - Station 32 - May 2026			29.53
			Total for Check Number 31363:	0.00	384.67
31387	TAH06	TAHOE TRUCKEE SIERRA DISPOSAL	07/08/2026		

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Void Checks	Check Amount
	0001097191	Garbage pickup service - Utility ops - May 2026			410.38
		Total for Check Number 31387:		0.00	410.38
		Total for Vendor TAH06 (TAHOE TRUCKEE SIERRA DISPOSAL):		0.00	795.05
31364	THA01	THATCHER COMPANY INC	07/01/2026		
	2026400102372	CL2 for water treatment (50%)			2,741.02
	2026400102372	CL2 for water treatment (50%) caustic soda			6,400.86
	2026400900196	Container deposit refund			-1,500.00
	2026400900196	Container deposit refund			-500.00
		Total for Check Number 31364:		0.00	7,141.88
		Total for Vendor THA01 (THATCHER COMPANY INC):		0.00	7,141.88
31388	THE04	THE HARTFORD INC	07/08/2026		
	786329606017	Life insurance - Jul 2026			23.80
	786329606017	Life insurance - Jul 2026			95.20
	786329606017	Life insurance - Jul 2026			119.00
		Total for Check Number 31388:		0.00	238.00
		Total for Vendor THE04 (THE HARTFORD INC):		0.00	238.00
31365	TRU04	TRUCKEE RENTS INC	07/01/2026		
	435005	Valve for cut off saw			13.07
		Total for Check Number 31365:		0.00	13.07
		Total for Vendor TRU04 (TRUCKEE RENTS INC):		0.00	13.07
31347	TRU05	TRUCKEE SANITARY DISTRICT	06/24/2026		
	06/11/2026	Regional LRO & Data Submitter Training - Evar			430.76
		Total for Check Number 31347:		0.00	430.76
		Total for Vendor TRU05 (TRUCKEE SANITARY DISTRICT):		0.00	430.76
31348	USA01	USA BLUE BOOK	06/24/2026		
	INV01066245	Dechlorination tablets for stock supply (50%)			259.04
	INV01066245	Dechlorination tablets for stock supply (50%)			259.04
		Total for Check Number 31348:		0.00	518.08
		Total for Vendor USA01 (USA BLUE BOOK):		0.00	518.08
31415	USB01	US BANK CORPORATE PAYMENT SYS	07/15/2026		
	Jun Contardi	Melton Industries - Diesel fuel pump for F-1			195.76
	Jun Contardi	Cabela's - Work pants - Savage			526.00
	Jun Contardi	Dura-Wear - CO H2S Combustible gas sensor:			1,266.80
	Jun Evans	Global Industrial - Bollards (2) for MVT			710.46
	Jun Evans	Galco - Time delay relay replacement for Well 1			99.52

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Void Checks	Check Amount
	Jun Evans	Galco - Relays for 267 Lift Station			271.40
	Jun Geary	Office Boss - Notary fee for CFD			75.00
	Jun Geary	Office Boss - Notary fee for CFD			15.00
	Jun Geary	AWWA - Membrane Tech Intro CE Class - Geary			180.00
	Jun Geary	Martis Valley Grill - MVT funding meeting - Ro			41.02
	Jun Geary	Raley's - Lunch meeting - Gibeaut Geary			27.35
	Jun Geary	Whitecaps - Lunch meeting - Geary Zangara			75.91
	Jun Gibeaut	Lowes - Door handle for Station 31			43.28
	Jun Gibeaut	Full Belly Deli - Lunch - Ham Fisher Gallo			63.90
	Jun Gibeaut	Northern Tool & Equipment - Door handle for St			139.07
	Jun Gibeaut	Lowes - Door handle for Station 31 - returned			-43.28
	Jun Gibeaut	Raley's - Lunch meeting - Gibeaut Olk			17.32
	Jun Goates	Southwest Airlines - Airfare for ESRI Conferenc			397.60
	Jun Goates	Backblaze - Cloud data storage			149.51
	Jun Goates	OpenAI - ChatGPT Business subscription - Mart			480.00
	Jun Goates	Amazon Web Services - Raw cloud storage			1,725.84
	Jun Goates	Wasabi - Data storage			6.99
	Jun Goates	GoDaddy - Northstar.org wildcard SSL Cert			499.99
	Jun Grant	FN Simple - Duty hats (4) logo			184.47
	Jun Mallonee	Fleet Pride - Coolant for Station 31 generator			134.52
	Jun Zangara	Raley's - Strategic Planning Workshop - Creamei			5.48
	Jun Zangara	Raley's - Strategic Planning Workshop - Snacks			80.84
	Jun Zangara	Raley's - Condolence bouquet card - Roeder			47.94
	Jun Zangara	Coffee Bar - Strategic Planning Workshop - Brea			155.20
	Jun Zangara	Raley's - Board meeting breakfast			15.18
	Jun Zangara	Doughboys Donuts - Board meeting donuts			19.99
	Jun Zangara	Full Belly Deli - Strategic Planning Workshop -			382.49
	Jun Zangara	Masa Kitchen - Admin lunch with GM			185.76
	Jun Zangara	Raley's - Admin lunch with GM			15.46
Total for Check Number 31415:				0.00	8,191.77
Total for Vendor USB01 (US BANK CORPORATE PAYMENT SYSTEM):				0.00	8,191.77
31416	VER01	VERIZON WIRELESS	07/15/2026		
	6147079235	Cell phones 05/26-06/25/2026			52.68
	6147079235	Cell phones 05/26-06/25/2026			12.67
	6147079235	Cell phones 05/26-06/25/2026			12.67
	6147079235	Cell phones 05/26-06/25/2026			51.26
	6147079235	Cell phones 05/26-06/25/2026			286.32
	6147079236	SCADA alarm lines and connectivity 05/26-06/2			140.71
	6147079236	Admin internet backup 05/26-06/25/2026			38.01
	6147079236	SCADA alarm lines and connectivity 05/26-06/2			82.68
	6147079236	Dumpster site gate cell service 05/26-06/25/2026			38.01
	6147079236	SCADA alarm lines and connectivity 05/26-06/2			170.72
	6147164510	Sewer flow meters 05/28-06/27/2026			184.92
Total for Check Number 31416:				0.00	1,070.65
Total for Vendor VER01 (VERIZON WIRELESS):				0.00	1,070.65
31389	WAT06	MARCUS WATERS DC	07/08/2026		
	06/29/2026	DMV physical - Driscoll			150.00
Total for Check Number 31389:				0.00	150.00
Total for Vendor WAT06 (MARCUS WATERS DC):				0.00	150.00

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Void Checks	Check Amount
31349	WES04 12267227 12298807 12298807	WESTERN NEVADA SUPPLY Meter boxes (5) G5 water box lids (5) (50%) G5 water box lids (5) (50%)	06/24/2026		6,205.97 324.70 324.70
Total for Check Number 31349:				0.00	6,855.37
Total for Vendor WES04 (WESTERN NEVADA SUPPLY):				0.00	6,855.37
31350	WES07 WSF779737	WESTERN STATES FIRE PROTECTION Backflow repair	06/24/2026		641.00
Total for Check Number 31350:				0.00	641.00
31366	WES07 196232	WESTERN STATES FIRE PROTECTION Fire alarm monitoring at M&O facility 07/01-09,	07/01/2026		75.00
Total for Check Number 31366:				0.00	75.00
Total for Vendor WES07 (WESTERN STATES FIRE PROTECTION):				0.00	716.00
Report Total (85 checks):				0.00	1,387,031.92



N.C.S.D

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

Board of Directors

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

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AGENDA ITEM #3

Northstar California/Vail

There is no written report for this agenda item.

T-TSA BOARD MEETING SUMMARY

06/17/2026 Regular Board Meeting

1) The June 17th, 2026 – This Regular Meeting was held in person.

- Board Meeting & Agendas: <https://ttsa.portal.civicclerk.com>
- Board Meeting Videos are still available on YouTube (click link): www.youtube.com/@TTSABoardVideos

2) Status Report:

a) Operations Report:

- All plant waste discharge requirements were met, and the plant performed well in May.
- Conducted inspection of Fine Filter #4, added required media, and scheduled necessary repairs.
- Staff toured the San Francisco Biosolids Digesters Facility Project as part of ongoing training and industry benchmarking.
- Completed a full plant shutdown to perform electrical preventative maintenance and system inspections.
- Side 1 of the activated sludge system was taken out of service to support repairs on the Primary effluent gate and associated bypass gate.

b) Capital Projects Report:

- Digestion Improvements Project: Brown and Caldwell (BC) 60% Design is in progress, and the Construction Management Services scoping and draft RFP are in development.
- Network Upgrades Project: 90% Design is ongoing.
- Clean Water Revitalization Project (CWRP): “CAMP” 4-Day Design Workshop completed. Project Schedule updated.
- SCADA Upgrades Project: Design services scoping and draft RFP in progress.

c) Laboratory Report:

- Laboratory Information Management System (LIMS) enhancements.
- Continued CDPH Covid sampling for the Department of Health.
- US Forest Service Water Samples.

d) Public Outreach and Training/Conferences:

- Staff Participated in Town of Truckee “State of the Community” Workshop.
- M365 Cliptraining: Microsoft Training for select staff is ongoing.
- CSDA SB 827 Required Fiscal and Financial Training.

e) Other Items Report:

• The Board Approved:

- The Consent Agenda: Approval of the Regular Board Meeting Minutes from May 20th, 2026, and Approval of the General Fund Warrants for May 2026.
- Public Hearing and Approval of Annual Sewer Service Charges on County Tax Rolls; Resolution No. 02-2026 Nevada County, 03-2026 Placer County, and 04-2026 El Dorado County.
- Approval of New and Updated Classification Descriptions, Salary Schedule, and Organization Chart.
- Approval of the Agency Strategic Plan.
- Approval of the Fiscal Year 2027 (FY27) Budget.
- Approval of Resolution No. 05-2026 Revising the Wastewater Capital Reserve Fund Budget.
- Approval of Resolution No. 06-2026 Establishing Appropriations Limits for Fiscal Year 2027 (FY27).
- Review and Approval of the OPEB Retiree Premium Reimbursement.

• Additional Items:

- Public Hearing and Presentation of AB 2561 Vacancy Rate Annual Report.
- Discussion and Review of the Clean Water Revitalization Project Preliminary Design Workshop.
- Review of 2026 Legal Updates Affecting T-TSA.
- Department Reports and General Manager Report: Informational updates only.
- Next Regular Board Meeting is July 15th, 2026.



N•C•S•D

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AGENDA ITEM #5

Liberty Utilities Presentation

There is no written report for this agenda item.



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NCSD Wood Energy Facility Design and Permitting Services Contract Addendum 3

DATE: July 15, 2026

TO: District Board Members

FROM: Eric Martin, Director of Public Works

SUBJECT: NCSD Wood Energy Facility Design and Permitting Services Addendum 3

BACKGROUND: Plans and specifications for the WEF project were prepared by PR Design and Engineering and District Staff, and a public bid period spanned from March 13 to April 14 earlier this year. Unfortunately, bids received significantly exceeded available funding for the project amounting to a funding gap of approximately \$4,000,000.

Staff has prepared US Forest Service and CalFire Grant Applications that, if awarded, would provide up to \$4,000,000 in additional funding. Staff is also coordinating with local stakeholders to potentially provide additional project funding should the state and federal grants not be awarded.

In addition to seeking additional funding, staff is also pursuing design revisions aimed at reducing the project cost.

DISCUSSION: A proposal has been coordinated with PR Design to provide Value Engineering redesign with a goal of reducing construction costs by \$1-1.5 million. The proposed redesign services include revising, repackaging, and rebidding the project as three individual projects: 1) Transmission Line Connection, 2) Wood Energy Facility Site Grading and Stabilization, and 3) Wood Energy Facility Construction.

Design changes aimed at reducing costs at the facility will include: redesign of the foundation/retaining walls, removal of the separate lime room and relocate equipment into the ash garage, architectural adjustments, mechanical, plumbing, and electrical streamlining including removal of the snowmelt system, removal of rooftop solar, relocation of the power generators to reduce grading, and more.

The proposal also contemplates additional compensation for expenses incurred during the March/April bid period.

FISCAL/RESOURCE IMPACTS: The proposed contract addendum totals \$167,540. If approved, the total design and permitting contract amount would total \$894,787.

RECOMMENDATION: Approve the execution of a third Agreement Addendum with PR Design and Engineering for additional Design and Permitting Services for \$168,420.

ATTACHMENTS: PR Design and Engineering Proposal dated July 10, 2026.

DATE PREPARED: July 8, 2026

To: Eric Martin, Director of Public Works

Northstar Community Services District

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

PR Design & Engineering, Inc.

Subject: Summary of Contract Addendum #3 Request NCSD Wood Energy Facility

Date: 7/10/26

Dear Mr. Martin:

This memo requests Contract Amendment #3 in the total amount of \$168,420. The request consists of:

1. \$132,180 for proposed value engineering, design revisions, permitting, preparation of three separate bid packages, and bid support; and
2. \$36,240 for additional services already performed during completion of the March 2026 bid documents.

The proposed value engineering work will be organized into the following three bid packages:

- 1) Bid Package 1: End User Connections and Village Transmission Line Project
- 2) Bid Package 2: WEF Site Grading and Stabilization
- 3) Bid Package 3: WEF Facility

Summary of Proposed Work

End User Connections and Village Transmission Line:

- Revise Plans for standalone package with each end user connection permit package (6 in total) as a line item and for Village Transmission Line work.
- Revise Front End Docs, Special Provisions, Specifications, and Estimate

- Revise permit plan A and F to accommodate different configuration for 950 Northstar Dr.
- Revise permits with Placer County Building Services Division as required
- Attend Bid and provide Bid Support

Revise WEF and prepare Bid 2- Site Work and Stabilization:

- Revise WEF Plans
 - Earthwork, Site Walls and ORC location
 - Removal of Lime Shed
 - Review materials
 - Remove expanded roadway improvements
 - Review and recommend CLT installation
 - Coordinate on Foundation redesign, including geotech
- Revise Front End Docs, Special Provisions, Specifications, and Estimate
- Revise permits with Placer County Building Services Division as required
- Attend Bid and provide Bid Support

Rebid WEF Facility:

- Bid 3: WEF Facility based upon revised plans and results of Bid 1 and Bid 2

Detail of Costs by Task

Task A. Project Management Schedule Extension

The overall project schedule will extend by approximately 4-5 months. During this period, additional work and cost is required for:

- Coordination with vendors and agencies
- Ongoing design revisions across all disciplines
- Preparation and participation of Bids 1, 2, and 3

Extended schedule is for value engineering of the biomass plant facility, site plans, and planned Bids.

Task A Add#3: \$16,000

Task B. Land Planning and Permit Support: Additional Permitting Requirements

With revisions to plans to reduce costs, revisions to permits are expected:

- Preparation of updated permit documents
 - Engineering and Surveying; DPW: Improvement Plans
 - Building Services Division: Building Permits
 - 950 Northstar Dr. Revision (1 of 6 End User Permits)
 - WEF Facility
 - Planning Coordination as needed no change expected to Use Permit

Task B Add#3: \$2,000

Task C. Civil Engineering and Design

Revisions to project Plans for Value Engineering and creating standalone Site grading and Stabilization Package

Expected Work Includes:

- Revise Civil Plans as required for Village package Bid 1
- Revise Civil Plans as required for lime shed removal, removal of paving expansion, retaining wall revisions, and ORC location. For Bid 2 and 3

Task C Add#3: \$14,000

Task D. Facility Design and Engineering: Redesign of Architectural, Structural, and Civil Components

Revisions for Value Engineering to WEF:

- Value Engineer foundation and retaining walls
- Remove Lime shed and move Lime system to Ash Garage
- Modify Architectural Drawings: Floor Plans Elevations
- Modify Structural Drawings as Required
- Modify MEP systems as appropriate including removal of snowmelt
- Support relocation of ORC and cooling tower, if possible, to reduce site grading costs
- Support Bid 2 and 3

Task D. Facility Design (Cont.): Revisions/Value Engineering to Mechanical, Plumbing, and Electrical Systems

Revisions for Value Engineering to Village and Wood Energy Facility:

These include:

- Redesign 950 Northstar Drive for new piping routing (Bid 1)
- Modify MEP systems as appropriate including removal of snowmelt (Bid 3)
- Remove rooftop solar system (Bid 3)
- Support relocation of ORC and cooling tower if possible (Bid 2 and 3)
- Modify MEP system plans for removal of Lime Shed (Bid 2 and 3)

Architectural: Bids 2 and 3 \$16,000

Structural: WEF Revisions and Bid 3 \$26,000

Mechanical and Plumbing:

End User Connections and Transmission Line Bid 1 \$5,200

WEF Revisions and Bid 3 \$10,300

Electrical: End User Connections and Transmission line and WEF; Bid 1 and Bid 3 \$11,000

Task D Add#3: \$68,500

Additional Scope Outside of Tasks A-D

Revised Geotechnical investigation to inform building foundation and stabilization. Project support through revision and bid. Including Prevailing Wage for fieldwork.

Geotechnical Investigation and Stabilization: \$31,680

Schedule:

- Bid 1 End Users and Transmission July 2026 preparation and support
- Bid 2 WEF Site Grading and Stabilization August 2026 preparation and support
- Bid 3 October 2026 WEF Facility

Proposed Addendum #3 Services

Task A – Project Management Schedule Extension:	\$16,000
Task B – Land Planning and Permit Support:	\$2,000
Task C – Civil Engineering and Design:	\$14,000
Task D – Facility Design and Engineering:	\$68,500
<u>Geotechnical Investigation and Stabilization:</u>	<u>\$31,680</u>
Subtotal – Add #3 Proposed Services:	\$132,180

Additional Compensation Request for work performed

During completion of the March 2026 permit and bid documents under Addendum #2, the design team performed additional services resulting from revised manufacturer requirements, changes to the ORC system, Liberty Utilities service revisions, and expansion of the paving scope.

Receipt of Final Submittal from Messersmith:

- The final Messersmith submittal changed the previously understood division of scope between the plant manufacturer and the design team. This included plumbing, electrical and mechanical design items for systems (e.g. emissions, distribution, compressed air and ammonia systems).
 - Boiler side System expansion: Manufacturer provided additional requirements on Tank to boiler connections including pumps, piping and instrumentation
 - Emission System expansion: Manufacturer provided additional requirements on emission system including ammonia system connections and pipe, compressed air system connections and pipe, and combustion air reheat equipment and instrumentation.
 - Manufacturer provided new equipment locations and specifications requiring revisions to plans and engineering for piping, connections and power supply.

- Varying information on equipment anchorage, clearances, and mounting requirements required increase structural coordination and revisions to plans, details, and calculations.

ORC Systems:

- Changes to ORC system performance requirements and water temperature requirements required revisions to Mechanical and Plumbing Design
 - Pipe layout and pumping had greater complexity than expected
 - Cooling tower design and integration were more complex than expected but resulted in lower costs and size footprint than the Electratherm cooling skids
 - Revisions resulted in additional grading and retaining wall design
- ORC electrical tie-in resulted more electrical coordination than anticipated

Liberty Connection Changes:

- Liberty provided revised plans for power service due to panel size increase and access for equipment to pull larger cable.
 - Required electrical plan revisions
 - Required revisions to civil plans: grading, drainage, and utility.

Increased Paving Scope:

- As final plans progressed, the design team incorporated additional grading and improvements to existing access driveway and parking lots at NCSD Admin Building and Fire Department parking lot. Key elements:
 - Regrade of driveway access for improved drainage and replace damaged paving
 - Repair and replace paving in NCSD Admin. Building
 - Repair and replace paving to the Fire Department Parking lot

Additional Mechanical and Plumbing Costs: \$18,740

Additional Architectural: \$4,500

Additional Structural: \$6,000

Additional Civil: \$3,500

Additional Electrical: \$3,500

Additional Compensation Total: \$36,240

Total Add #3 Services \$132,180 + Additional Compensation Total: \$36,240 = \$168,420

Total Add #3 plus Additional Work: \$168,420

Contract Summary

- Original Contract (2022): \$335,795
- Addendum #1 (2024): \$216,952
- Addendum #2: \$174,500
- Addendum #3: \$168,420
- Total Soft Costs: **\$895,667**

The purpose of Addendum #3 is to revise, repackage, and rebid portions of the Wood Energy Facility project in order to reduce overall construction cost and better align the project with available funding. Based on the identified revisions, the redesign effort is intended to achieve approximately \$1.0 million to \$1.5 million in potential construction cost reductions, subject to final design decisions, bid results, contractor pricing, and NCSD acceptance of the value-engineering measures.

Respectfully,



Andrew T. Ryan, P.E.

PR Design & Engineering, Inc.



N·C·S·D

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

Board of Directors

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

General Manager

Mike Geary, PE

Fire Chief

Jason Gibeaut

Resolution No 26-12 - Approving the Department of Forestry Consolidated Dispatch Agreement for Services

DATE: July 15, 2026

TO: District Board Members

FROM: Jason Gibeaut, Fire Chief

SUBJECT: The Department of Forestry and Fire Protection, Cooperative Fire Programs Fire Protection Reimbursement Agreement for Consolidated Dispatch Services from July 1, 2026 To June 30, 2029.

BACKGROUND: The Cooperative Fire Programs Fire Protection Reimbursement Agreement is in place between the Northstar Fire Department and Cal-Fire for consolidated dispatch services. This service is how we receive our emergency 911 calls.

All 911 calls for service initially go to either a Public Safety Answering Point or the California Highway Patrol. After one of those organizations takes the call, they forward the request to the appropriate dispatch center based on the type of emergency. For Northstar Fire Department, this is Cal-Fire dispatch in Grass Valley, California. We pay Cal-Fire through this contract for the staffing and infrastructure necessary to dispatch us to local emergencies.

DISCUSSION: After June's Board meeting, it was discovered that the Fire Chief brought before the Board the incorrect contract to review and approve. As such, the Fire Chief is *re-submitting* the correct contract for action. The language of this proposed contract is substantively similar to the former contract from 3 years ago with a projected "not to exceed" increase of \$29,406 over 3 years.

FISCAL IMPACTS:

Not to exceed:

\$47,988 for 2026/2027

\$50,387 for 2027/2028

\$52,907 for 2028/2029

not to exceed a total of \$151,282 for all three years.

RECOMMENDATION: Approve the Cooperative Fire Protection Agreement.

ATTACHMENTS: Agreement, Insurance Certificate and Resolution



N•C•S•D

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

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General Manager

Mike Geary, PE

Fire Chief

Jason Gibeaut

BEFORE THE BOARD OF DIRECTORS
NORTHSTAR COMMUNITY SERVICES DISTRICT
COUNTY OF PLACER, STATE OF CALIFORNIA
IN THE MATTER OF:

RESOLUTION NO: 26-12
APPROVING THE DEPARTMENT OF FORESTRY AND FIRE
PROTECTION CONSOLIDATED DISPATCH AGREEMENT
FOR SERVICES FROM JULY 1, 2026 TO JUNE 30, 2029

BE IT RESOLVED by the Board of Directors of the Northstar Community Services District that said Board does hereby approve the agreement with the California Department of Forestry and Fire Protection dated July 1, 2026 through June 30, 2029. Agreement #2CA07786. This agreement provides for dispatch services during the State fiscal years (2027/2029) in the amount not to exceed \$151,282.00 for all three years.

BE IT FURTHER RESOLVED that Fire Chief Jason Gibeaut under the direction of said Board be and hereby is authorized to sign and execute said agreement on behalf of the Northstar Community Services District. The foregoing resolution was duly passed and adopted by the Board of Directors of the Northstar Community Services District at a regular meeting thereof, held on the 15th day of July, 2026, by the following vote:

AYES:

NAYS:

ABSENT:

Signature, Board of Directors Member
John Radanovich, President of the Board
Print Name and Title

CERTIFICATION OF RESOLUTION*

ATTEST:

I, Julie Zangara, Secretary of the Northstar Community Services District, California do hereby certify that this is a true and correct copy of the original Resolution No. 26-12.

WITNESS MY HAND OR THE SEAL OF THE NORTHSTAR COMMUNITY SERVICES DISTRICT
on this 15th day of July, 2026.

Signature, Julie Zangara
Secretary of the Board
Northstar Community Services District

COOPERATIVE FIRE PROGRAMS
FIRE PROTECTION REIMBURSEMENT AGREEMENT
LG-1 REV. 8/2025

AGREEMENT NUMBER	2CA07786
REGISTRATION NUMBER:	

1. This Agreement is entered into between the State Agency and the Local Agency named below:

STATE AGENCY'S NAME
California Department of Forestry and Fire Protection – (CAL FIRE)

LOCAL AGENCY'S NAME

Northstar Fire Department (Eastside Consolidated Dispatch)

2. The term of this Agreement is: July 1, 2026 through June 30, 2029

3. The maximum amount of this Agreement is: \$ 151,282.00
One hundred fifty one thousand, two hundred eighty two dollars and zero cents

4. The parties agree to comply with the terms and conditions of the following exhibits which are by this reference made a part of the Agreement.

Exhibit A – Scope of Work – Includes page 2 (contact page) in count for Exhibit A	5	pages
Exhibit B – Budget Detail and Payment Provisions	3	pages
Exhibit C – General Terms and Conditions	7	pages
Exhibit D – Additional Provisions	6	pages
Exhibit E – Description of Other Services	n/a	pages

IN WITNESS WHEREOF, this Agreement has been executed by the parties hereto.

LOCAL AGENCY		California Department of General Services Use Only
LOCAL AGENCY'S NAME Northstar Fire Department		
BY (Authorized Signature) 	DATE SIGNED	
PRINTED NAME AND TITLE OF PERSON SIGNING Jason Gibeaut, Fire Chief		
ADDRESS 910 Northstar Drive, Truckee, CA 96161		
STATE OF CALIFORNIA		
AGENCY NAME California Department of Forestry and Fire Protection		
BY (Authorized Signature) 	DATE SIGNED	
PRINTED NAME AND TITLE OF PERSON SIGNING Matthew Sully, Deputy Director, Cooperative Fire Protection		
ADDRESS P.O. Box 944246, Sacramento, CA 94244-2460		

EXHIBIT A
COOPERATIVE FIRE PROGRAMS
FIRE PROTECTION REIMBURSEMENT AGREEMENT

The project representatives during the term of this Agreement will be:

CAL FIRE Unit Chief:	Jim Hudson	Local Agency:	Northstar Fire Department
Name:	Jim Hudson	Name:	Jason Gibeaut
Phone:	530-277-6477	Phone:	530-562-1212
Fax:		Fax:	530-562-0702

All required correspondence shall be sent through U.S. Postal Service by certified mail and directed to:

CAL FIRE Unit Chief:	Jim Hudson	Local Agency:	Northstar Fire Department
Section/Unit:	Nevada-Yuba-Placer	Section/Unit:	
Attention:	Tiffany Tracy	Attention:	Jason Gibeaut
Address:	13760 Lincoln Way Auburn, CA 95603	Address:	910 Northstar Drive Truckee, CA 96161
Phone:	530-889-0111	Phone:	530-562-1212
Fax:		Fax:	530-562-0702

AUTHORIZATION

As used herein, Director shall mean Director of CAL FIRE. This Agreement, its terms and conditions are authorized under the Public Resources Code Sections 4141, 4142, 4143 and 4144, as applicable.

EXHIBIT A

SCOPE OF WORK

Under Public Resources Code Section 4114 and other provisions of law, STATE maintains fire prevention and fire suppression forces including the necessary equipment, personnel, and facilities required to prevent and extinguish forest fires.

The purpose of this Agreement is to provide mutually advantageous fire and emergency services through an effective consolidated organization, wherein the STATE is primarily financially responsible for protecting natural resources from vegetation fires and the LOCAL AGENCY is primarily financially responsible for protecting life and property from fires and other emergencies. The LOCAL AGENCY shall have sole authority to establish the fire protection organization and structure needed to meet the determined level of service. This level of service may be based on the LOCAL AGENCY governing board's established fiscal parameters and assessment of risks and hazards. LOCAL AGENCY personnel providing services under this Agreement may include any one or a combination of the following: regular employees, persons temporarily employed and commonly known as volunteers, paid-call firefighters, or others temporarily employed to perform any emergency work or emergency service including, but not limited to fire prevention, fire suppression and emergency medical response.

To comply with the STATE's mandate for full cost recovery of goods and services provided for others, the LOCAL AGENCY shall be responsible for all STATE costs, both direct and indirect, required to execute the terms of this Agreement. These costs shall include, but not be limited to: required training and associated post coverage, employee uniform and Personal Protective Equipment (PPE) costs.

1. FIRE PROTECTION SERVICES WHICH CAN BE PROVIDED BY THE STATE

Based on the cooperators request for proposal (RFP), the STATE can provide a modern, full-service fire protection and emergency incident management agency that provides comprehensive fire protection and other emergency incident response services based on the cooperators request for proposal. STATE designs regional fire protection solutions for urban and rural communities by efficiently utilizing all emergency protection resources. Regional solutions provide the most effective method of protecting the citizens of California at local, County/City/District and state levels.

Contracted fire protection services provided by STATE under this Agreement shall include the following: (check boxes below that apply)

☐ 1) Emergency Fire Protection: services include commercial, residential, and wildland fire protection, prevention and investigation; hazardous materials incident response; emergency vehicle extrication; hazardous conditions response (flooding, downed power lines, earthquake, terrorist incident, etc.); and public service assistance. Also included are management support services that include fire department administration, training and safety, personnel, finance and logistical support.

☐ 2) Emergency Medical Responder (EMR): provide immediate lifesaving care to critical patients who access the Emergency Medical Services (EMS) system. EMRs have the knowledge and skills necessary to provide immediate lifesaving interventions while awaiting additional EMS resources to arrive. EMRs perform basic interventions with minimal equipment.

☐ 3) Emergency Medical Technician - Basic (EMT): provide out of hospital emergency medical care for critical and emergent patients who access the emergency medical services (EMS) system. EMTs have the basic knowledge and skills necessary to stabilize patients ranging from non-emergency

and routine medical to life threatening emergencies. EMTs perform interventions with the basic equipment typically found on an ambulance.

☐ 4) Emergency Medical Technician - Advanced (EMT-A): provide basic and limited advanced emergency medical care and transportation for critical and emergent patients who access the emergency medical system (EMS). This individual possesses the basic knowledge and skills necessary to provide patient care and transportation. AEMTs perform interventions with the basic and advanced equipment typically found on an ambulance.

☐ 5) Advanced Life Support Services (EMT-P): provide advanced emergency medical care for critical and emergent patients who access the emergency medical system (EMS). This individual possesses the complex knowledge and skills necessary to provide patient care and transportation. Paramedics function as part of a comprehensive EMS response, under medical oversight. Paramedics perform interventions with the basic and advanced equipment typically found on an ambulance.

☒ 6) Dispatch Services: provide fire department 9-1-1 emergency dispatch by CAL FIRE Fire/Emergency Command Center (ECC). CAL FIRE will be responsible for fire/emergency dispatching emergency resource units covered under this Agreement. The CAL FIRE ECC is staffed with a Battalion Chief, three or more Fire Captains and Communications Operators to provide 24/7 year-round coverage. There is always an officer of Captain rank or higher to serve as the shift supervisor and command officer. CAL FIRE uses an integrated Computer Aided Dispatch (CAD) system using the latest technology, to direct the closest available resources to all emergency incidents.

☐ 7) Fire Code Inspection Services: CAL FIRE has staff Fire Inspectors serving under the direction of the LOCAL AGENCY Fire Marshal to provide services to the area covered by this Agreement. Fire Code Enforcement will normally be available five days per week, with emergency or scheduled enforcement inspections available seven days per week. Officers are available by appointment for site visits and consultations.

☐ 8) Public Information Services: CAL FIRE has staff to focus on public Information responsibilities towards plans, develops, directs, and coordinates comprehensive communication programs, to include media, public affairs and publications, in close collaboration with other institutional communications and/or public relations activities.

☐ 9) Prevention Services: CAL FIRE has staff to focus on education and awareness, both for specific segments of the public and the fire service. By demonstrating a commitment to community risk reduction, deliver services and programs designed to bolster community resilience.

☐ 10) Advanced Administrative Support: Professional Administrative, Financial & Staff Services support encompassing a diverse range of professional roles, including accounting officers, auditors, and departmental analysts.

☐ 11) Enforcement Services: Law Enforcement and Investigation services will be provided by CAL FIRE Prevention Officers trained in arson, commercial, and wildland fire investigation. Officers are trained at CAL FIRE's Peace Officer Standard Training (POST) certified law enforcement training academy, and they cooperate effectively with all local, state and federal law enforcement agencies.

☐ 12) Land Use/Pre-Fire Planning Services: CAL FIRE staff will provide community land use planning, administration of Pre-Fire project work, including community outreach, development of community education programs, project quality control, maintenance of project records and submittal of progress reports, completion of required environmental documentation, acquisition of required permits and completion of other associated administrative duties.

☐ 13) Emergency Management and Disaster Planning: CAL FIRE staff will coordinate the planning, development, and directs the work of implementing and maintaining a comprehensive emergency management and disaster program, including budget development, monitoring, and developing of policies and procedures for emergency management programs. CAL FIRE staff will administer plan modification, outreach, training, and reporting activities. Staff will coordinate public information distribution and public relations related to community emergency preparedness, and performs related duties as required. They will assist the Operational Area with their Emergency Preparedness Programs in accordance with the established time allocation and FEMA National Response Framework and Emergency Support Functions.

☐ 14) Specific service descriptions and staffing coverage, by station: (listed in Exhibit E, Description of Other Services, attached hereto and made a part of this Agreement)

☐ 15) Extended Fire Protection Service Availability (Amador)

2. ADMINISTRATION

Under the requirements of California Public Resources Code Section 4114 and other provisions of law, STATE maintains fire prevention and firefighting services as outlined in Exhibit D, Schedule B of this Agreement.

- A. Director shall select and employ a Region Chief who shall, under the direction of the Director/Chief Deputy Director, manage all aspects of fire prevention and fire protection services and forestry-related programs.
- B. Director will select and employ a Unit Chief who shall, under the supervision and direction of Director/Region Chief or a lawful representative, have charge of the organization described in Exhibit D, Schedules A, B and C included hereto and made a part of this Agreement.
- C. LOCAL AGENCY shall appoint the Unit Chief as the LOCAL AGENCY Fire Chief for all Emergency Fire Protection, Medical and Rescue Response Agreements, pursuant to applicable statutory authority. The Unit Chief may delegate this responsibility to qualified staff.
- D. The Unit Chief may dispatch personnel and equipment listed in Exhibit D, Schedules A, B and C from the assigned station or location under guidelines established by LOCAL AGENCY and approved by STATE. Personnel and/or equipment listed in Exhibit D, Schedule B may be dispatched at the sole discretion of STATE.
- E. The Unit Chief shall exercise professional judgment consistent with STATE policy and his or her employment by STATE in authorizing or making any assignments to emergencies and other responses, including assignments made in response to requests for mutual aid.

- F. Except as may be otherwise provided for in this Agreement, STATE shall not incur any obligation on the part of LOCAL AGENCY to pay for any labor, materials, supplies or services beyond the total set forth in the respective Exhibit D, Schedules A and C, as to the services to be rendered pursuant to each Schedule.
- G. Nothing herein shall alter or amend or be construed to alter or amend any Collective Bargaining Agreement or Memorandum of Understanding between the State of California and its employees under the State Employer-Employee Relations Act.

3. SUPPRESSION COST RECOVERY

As provided in Health and Safety Code (H&SC) Section 13009, STATE may bring an action for collection of suppression costs of any fire caused by negligence, violation of law, or failure to correct noticed fire safety violations. When using LOCAL AGENCY equipment and personnel under the terms of this agreement, STATE may, at the request of LOCAL AGENCY, bring such an action for collection of costs incurred by LOCAL AGENCY. In such a case LOCAL AGENCY appoints and designates STATE as its agent in said collection proceedings. In the event of recovery, STATE shall deduct fees and litigation costs in a proportional percentage amount based on verifiable and justifiable suppression costs for the fire at issue. These recovery costs are for services provided which are beyond the scope of those covered by the local government administrative fee.

In all such instances, STATE shall give timely notice of the possible application of H&SC Section 13009 to the representative designated by LOCAL AGENCY.

4. MUTUAL AID

When rendering mutual aid or assistance as authorized in H&SC Sections 13050 and 13054, STATE may, at the request of LOCAL AGENCY, demand payment of charges and seek reimbursement of LOCAL AGENCY costs for personnel, equipment and operating expenses as funded herein, under authority given by H&SC Sections 13051 and 13054. STATE, in seeking said reimbursement pursuant to such request of LOCAL AGENCY, shall represent LOCAL AGENCY by following the procedures set forth in H&SC Section 13052. Any recovery of LOCAL AGENCY costs, less expenses, shall be paid or credited to LOCAL AGENCY, as directed by LOCAL AGENCY.

In all such instances, STATE shall give timely notice of the possible application of H&SC Sections 13051 and 13054 to the officer designated by LOCAL AGENCY.

5. PROPERTY PURCHASE AND ACCOUNTING

LOCAL AGENCY shall be responsible for all costs associated with property required by personnel to carry out this Agreement. Employee uniform costs will be assessed to the LOCAL AGENCY through the Agreement billing process. Personal Protective Equipment (PPE) costs shall be the responsibility of the LOCAL AGENCY. By mutual agreement, PPE meeting the minimum specifications established by the STATE may be purchased directly by the LOCAL AGENCY. Alternately, the STATE will supply all PPE and the LOCAL AGENCY will be billed for costs incurred.

All property provided by LOCAL AGENCY and by STATE for the purpose of providing fire protection services shall be marked and accounted for by the Unit Chief in such a manner as to conform to the regulations, if any, established by the parties for the segregation, care, and use of the respective properties.

EXHIBIT B
BUDGET DETAIL AND PAYMENT PROVISIONS

1. PAYMENT FOR SERVICES

- A. LOCAL AGENCY shall pay STATE actual cost for fire protection services pursuant to this Agreement an amount not to exceed that set forth in Exhibit D, Schedule A for each fiscal year. STATE shall prepare an Exhibit D, Schedule A each year, which shall be the basis for payment for the entire fiscal year for which services are provided.
- B. Any other funds designated by LOCAL AGENCY to be expended under the supervision of or for use by a Unit Chief for fire protection services shall be set forth in Exhibit D, Schedule C. This clause shall not limit the right of LOCAL AGENCY to make additional expenditures, whether under Exhibit D, Schedule C or otherwise.
- C. STATE shall invoice LOCAL AGENCY for the cost of fire protection services on a quarterly basis as follows:
 - 1) For actual services rendered by STATE during the period of July 1 through September 30, by an invoice filed with LOCAL AGENCY on or after December 10.
 - 2) For actual services rendered by STATE during the period October 1 through December 31, by an invoice filed with LOCAL AGENCY on or after December 31.
 - 3) For actual services rendered by STATE during the period January 1 through March 31, by an invoice filed with LOCAL AGENCY on or after March 31.
 - 4) For the estimated cost of services during the period April 1 through June 30, by an invoice filed in advance with LOCAL AGENCY on or after March 1.
 - 5) A final statement shall be filed with LOCAL AGENCY by October 1 following the close of the fiscal year, reconciling the payments made by LOCAL AGENCY with the cost of the actual services rendered by STATE and including any other costs as provided herein, giving credit for all payments made by LOCAL AGENCY and claiming the balance due to STATE, if any, or refunding to LOCAL AGENCY the amount of any overpayment.
 - 6) All payments by LOCAL AGENCY shall be made within thirty (30) days of receipt of invoice from STATE, or within thirty (30) days after the filing dates specified above, whichever is later.
 - 7) The STATE reserves the right to adjust the frequency of billing and payment to a monthly cycle with a thirty (30) day written notice to the LOCAL AGENCY when:
 - a. The Director predicts a cash flow shortage, or
 - b. When determined by the Region Chief, after consulting with the Unit Chief and the LOCAL AGENCY Contract Administrator, that the LOCAL AGENCY may not have the financial ability to support the contract at the contract level.
- D. Invoices shall include actual or estimated costs as provided herein of salaries and employee benefits for those personnel employed, charges for operating expenses and equipment and the administrative charge in accordance with Exhibit D, Schedule A. When "contractual rates" are indicated, the rate shall be based on an average salary plus all benefits. "Contractual rates" means an all-inclusive rate established in Exhibit D, Schedule A for total costs to STATE, per specified position, for 24-hour fire protection services during the period covered.

- E. STATE shall credit the LOCAL AGENCY, or cover behind at no cost, for the costs of Non-post (e.g. Fire Marshal, Training Officer, etc.) positions and equipment assigned to STATE responsibility fires or other STATE funded emergency incidents. The STATE shall notify the LOCAL AGENCY when this occurs.

2. COST OF OPERATING AND MAINTAINING EQUIPMENT AND PROPERTY

The cost of maintaining, operating, and replacing any and all property and equipment, real or personal, furnished by the parties hereto for fire protection purposes, shall be borne by the party owning or furnishing such property or equipment unless otherwise provided for herein or by separate written agreement.

3. JURISDICTION RELATED SPECIALIZED TRAINING

The cost of all employees requiring or attending specialized training related to operations within the jurisdiction shall be borne by the party contracting with CAL FIRE, unless otherwise provided for herein, or by a separate written agreement. Specialized training as related to this agreement is defined as any training outside of the CAL FIRE 4021 Policy and Exhibits associated with a specific classification. For the purposes of this agreement, specialized training is defined as any training that falls outside the scope of CAL FIRE Policy 4021 and its associated classification-specific exhibits. This includes, but is not limited to: Medical training beyond the Emergency Medical Responder level, Hazardous Materials training beyond First Responder Operations, Emergency Management, Technical Rescue, any other training not classified as required for the employee's CAL FIRE job classification.

4. BUDGET CONTINGENCY CLAUSE

- A. If the LOCAL AGENCY's governing authority does not appropriate sufficient funds for the current year or any subsequent years covered under this Agreement, which results in an inability to pay the STATE for the services specified in this Agreement, the LOCAL AGENCY shall promptly notify the STATE and this Agreement will terminate pursuant to the notice periods required herein.
- B. If funding for any fiscal year is reduced or deleted by the LOCAL AGENCY for purposes of this program, the LOCAL AGENCY shall promptly notify the STATE, and the STATE shall have the option to either cancel this Agreement with no liability occurring to the STATE, or offer an Agreement amendment to LOCAL AGENCY to reflect the reduced amount, pursuant to the notice terms herein.
- C. If the STATE Budget Act does not appropriate sufficient funds to provide the services for the current year or any subsequent years covered under this Agreement, which results in an inability to provide the services specified in this Agreement to the LOCAL AGENCY, the STATE shall promptly notify the LOCAL AGENCY, and this Agreement will terminate pursuant to the notice periods required herein.
- D. If funding for any fiscal year is reduced or deleted by the STATE Budget Act for purposes of this program, the STATE shall promptly notify the LOCAL AGENCY, and the LOCAL AGENCY shall have the option to either cancel this Agreement with no liability occurring to the LOCAL AGENCY, or offer an Agreement amendment to LOCAL AGENCY to reflect the reduced services, pursuant to the notice terms herein.
- E. Notwithstanding the foregoing provisions in paragraphs A and B above, the LOCAL AGENCY shall remain responsible for payment for all services actually rendered by the STATE under this Agreement regardless of LOCAL AGENCY funding being reduced, deleted or not otherwise

appropriated for this program. The LOCAL AGENCY shall promptly notify the STATE in writing of any budgetary changes that would impact this Agreement.

- F. LOCAL AGENCY and STATE agree that this Budget Contingency Clause shall not relieve or excuse either party from its obligation(s) to provide timely notice as may be required elsewhere in this Agreement.

EXHIBIT C
GENERAL TERMS AND CONDITIONS

1. **APPROVAL**: This Agreement is of no force or effect until signed by both parties and approved by the Department of General Services, if required. STATE will not commence performance until such approval has been obtained.
2. **AMENDMENT**: This Agreement may be amended by mutual consent of LOCAL AGENCY and STATE. No amendment or variation of the terms of this Agreement shall be valid unless made in writing, signed by the parties and approved as required. No oral understanding or Agreement not incorporated in the Agreement is binding on any of the parties.

If during the term of this Agreement LOCAL AGENCY shall desire a reduction in STATE civil service employees assigned to the organization provided for in Exhibit D, Schedule A, LOCAL AGENCY shall provide 120 days written notice of the requested reduction. Notification shall include the following: (1) The total amount of reduction; (2) The firm effective date of the reduction; and (3) The number of employees, by classification, affected by a reduction. If such notice is not provided, LOCAL AGENCY shall reimburse STATE for relocation costs incurred by STATE as a result of the reduction. Personnel reductions resulting solely from an increase in STATE employee salaries or STATE expenses occurring after signing this Agreement and set forth in Exhibit D, Schedule A to this Agreement shall not be subject to relocation expense reimbursement by LOCAL AGENCY.

If during the term of this Agreement costs to LOCAL AGENCY set forth in any Exhibit D, Schedule A to this Agreement increase and LOCAL AGENCY, in its sole discretion, determines it cannot meet such increase without reducing services provided by STATE, LOCAL AGENCY shall within one hundred twenty (120) days of receipt of such Schedule notify STATE and designate which adjustments shall be made to bring costs to the necessary level. If such designation is not received by STATE within the period specified, STATE shall reduce services in its sole discretion to permit continued operation within available funds.

3. **ASSIGNMENT**: This Agreement is not assignable by the LOCAL AGENCY either in whole or in part, without the consent of the STATE in the form of a formal written amendment.
4. **EXTENSION OF AGREEMENT**:
 - A. One year prior to the date of expiration of this Agreement, LOCAL AGENCY shall give STATE written notice of whether LOCAL AGENCY will extend or enter into a new Agreement with STATE for fire protection services and, if so, whether LOCAL AGENCY intends to change the level of fire protection services from that provided by this Agreement. If this Agreement is executed with less than one year remaining on the term of the Agreement, LOCAL AGENCY shall provide this written notice at the time it signs the Agreement and the one year notice requirement shall not apply.
 - B. If LOCAL AGENCY fails to provide the notice, as defined above in (A), STATE shall have the option to extend this Agreement for a period of up to one year from the original termination date and to continue providing services at the same or reduced level as STATE determines would be appropriate during the extended period of this Agreement. Six months prior to the date of expiration of this Agreement, or any extension hereof, STATE shall give written notice to LOCAL AGENCY of any extension of this Agreement and any change in the level of fire protection services STATE will provide during the extended period of this Agreement. Services provided and obligations incurred by STATE during an extended period shall be accepted by LOCAL AGENCY as services and obligations under the terms of this Agreement.
 - C. The cost of services provided by STATE during the extended period shall be based upon the amounts that would have been charged LOCAL AGENCY during the fiscal year in which the

extended period falls had the Agreement been extended pursuant hereto. Payment by LOCAL AGENCY for services rendered by STATE during the extended period shall be as provided in Exhibit B, Section 1, B of this Agreement.

5. **AUDIT**: STATE, including the Department of General Services and the Bureau of State Audits, and LOCAL AGENCY agree that their designated representative shall have the right to review and to copy any records and supporting documentation of the other party hereto, pertaining to the performance of this Agreement. STATE and LOCAL AGENCY agree to maintain such records for possible audit for a minimum of three (3) years after final payment, unless a longer period of records retention is stipulated, and to allow the auditor(s) of the other party access to such records during normal business hours and to allow interviews of any employees who might reasonably have information related to such records. STATE and LOCAL AGENCY agree to a similar right to audit records and interview staff in any subcontract related to performance of this Agreement. (Gov. Code §8546.7, Pub. Contract Code §10115 et seq., CCR Title 2, Section 1896).
6. **INDEMNIFICATION**: Each party, to the extent permitted by law, agrees to indemnify, defend and save harmless the other party, its officers, agents and employees from (1) any and all claims for economic losses accruing or resulting to any and all contractors, subcontractors, suppliers, laborers and any other person, firm, or corporation furnishing or supplying work services, materials or supplies to that party and (2) from any and all claims and losses accruing or resulting to any person, firm or corporation who may be injured or damaged by that party, in the performance of any activities of that party under this Agreement, except where such injury or damage arose from the sole negligence or willful misconduct attributable to the other party or from acts not within the scope of duties to be performed pursuant to this Agreement; and (3) each party shall be responsible for any and all claims that may arise from the behavior and/or performance of its respective employees during and in the course of their employment to this cooperative Agreement.
7. **DISPUTES**: LOCAL AGENCY shall select and appoint a "Contract Administrator" who shall, under the supervision and direction of LOCAL AGENCY, be available for contract resolution or policy intervention with the STATE's Region Chief when, upon determination by the designated STATE representative, the Unit Chief acting as LOCAL AGENCY's Fire Chief under this Agreement faces a situation in which a decision to serve the interest of LOCAL AGENCY has the potential to conflict with STATE interest or policy. Any dispute concerning a question of fact arising under the terms of this Agreement which is not disposed of within a reasonable period of time by the LOCAL AGENCY and STATE employees normally responsible for the administration of this Agreement shall be brought to the attention of the CAL FIRE Director or designee and the Chief Executive Officer (or designated representative) of the LOCAL AGENCY for joint resolution. For purposes of this provision, a "reasonable period of time" shall be ten (10) calendar days or less. STATE and LOCAL AGENCY agree to continue with the responsibilities under this Agreement during any dispute.
8. **TERMINATION FOR CAUSE/CANCELLATION**:
 - A. If LOCAL AGENCY fails to remit payments in accordance with any part of this Agreement, STATE may terminate this Agreement and all related services upon 60 days written notice to LOCAL AGENCY. Termination of this Agreement does not relieve LOCAL AGENCY from providing STATE full compensation in accordance with terms of this Agreement for services actually rendered by STATE pursuant to this Agreement.
 - B. This Agreement may be cancelled at the option of either STATE or LOCAL AGENCY at any time during its term, with or without cause, on giving one year's written notice to the other party. Either LOCAL AGENCY or STATE electing to cancel this Agreement shall give one year's written notice to the other party prior to cancellation.

9. **INDEPENDENT CONTRACTOR**: Unless otherwise provided in this Agreement LOCAL AGENCY and the agents and employees of LOCAL AGENCY, in the performance of this Agreement, shall act in an independent capacity and not as officers or employees or agents of the STATE.
10. **NON-DISCRIMINATION CLAUSE**: During the performance of this Agreement, LOCAL AGENCY shall be an equal opportunity employer and shall not unlawfully discriminate, harass, or allow harassment against any employee or applicant for employment because of sex, race, color, ancestry, religious creed, national origin, physical disability (including HIV and AIDS) mental disability, medical condition (e.g. Cancer), age (over 40), marital status, denial of family care leave, veteran status, sexual orientation, and sexual identity. LOCAL AGENCY shall insure that the evaluation and treatment of their employees and applicants for employment are free from such discrimination and harassment. LOCAL AGENCY shall comply with the provisions of the Fair Employment and Housing Act (Gov. Code §12990 (a-f) et seq.) and the applicable regulations promulgated thereunder (California Code of Regulations, Title 2, Section 7285 et seq.). The applicable regulations of the Fair Employment and Housing Commission implementing Government Code Section 12990 (a-f), set forth in Chapter 5 of Division 4 of Title 2 of the California Code of Regulations, are incorporated into this Agreement by reference and made a part hereof as if set forth in full. LOCAL AGENCY shall give written notice of their obligations under this clause to labor organizations with which they have a collective bargaining or other Agreement.

In addition, LOCAL AGENCY acknowledges that it has obligations relating to ethics, Equal Employment Opportunity (EEO), the Fire Fighter's Bill of Rights Act (FFBOR), and the Peace Officer's Bill of Rights Act (POBOR). LOCAL AGENCY shall ensure that its employees comply with all the legal obligations relating to these areas. LOCAL AGENCY shall ensure that its employees are provided appropriate training.
11. **TIMELINESS**: Time is of the essence in the performance of this Agreement.
12. **COMPENSATION**: The consideration to be paid STATE, as provided herein, shall be in compensation for all of STATE's expenses incurred in the performance hereof, including travel, per Diem, and taxes, unless otherwise expressly so provided.
13. **GOVERNING LAW**: This Agreement is governed by and shall be interpreted in accordance with the laws of the State of California.
14. **CHILD SUPPORT COMPLIANCE ACT**: "For any Agreement in excess of \$100,000, the LOCAL AGENCY acknowledges in accordance with Public Contract Code 7110, that:
 - A. The LOCAL AGENCY recognizes the importance of child and family support obligations and shall fully comply with all applicable state and federal laws relating to child and family support enforcement, including, but not limited to, disclosure of information and compliance with earnings assignment orders, as provided in Chapter 8 (commencing with section 5200) of Part 5 of Division 9 of the Family Code; and
 - B. The LOCAL AGENCY, to the best of its knowledge is fully complying with the earnings assignment orders of all employees and is providing the names of all new employees to the New Hire Registry maintained by the California Employment Development Department."
15. **UNENFORCEABLE PROVISION**: In the event that any provision of this Agreement is unenforceable or held to be unenforceable, then the parties agree that all other provisions of this Agreement have force and effect and shall not be affected thereby.

16. COMPLIANCE WITH THE HEALTH INSURANCE PORTABILITY AND ACCOUNTABILITY ACT (HIPAA)

The STATE and LOCAL AGENCY have a responsibility to comply with the provisions of the 1996 Federal Health Insurance Portability and Accountability Act (HIPAA) and the 2001 State Health Insurance Portability and Accountability Implementation Act. HIPAA provisions become applicable once the association and relationships of the health care providers are determined by the LOCAL AGENCY. It is the LOCAL AGENCY'S responsibility to determine their status as a "covered entity" and the relationships of personnel as "health care providers", "health care clearinghouse", "hybrid entities", business associates", or "trading partners". STATE personnel assigned to fill the LOCAL AGENCY'S positions within this Agreement, and their supervisors, may fall under the requirements of HIPAA based on the LOCAL AGENCY'S status. It is the LOCAL AGENCY'S responsibility to identify, notify, train, and provide all necessary policy and procedures to the STATE personnel that fall under HIPAA requirements so that they can comply with the required security and privacy standards of the act.

17. LIABILITY INSURANCE

The STATE and LOCAL AGENCY shall each provide proof of insurance in a form acceptable to the other party at no cost one to the other, to cover all services provided and use of local government facilities covered by this Agreement. If LOCAL AGENCY is insured and/or self-insured in whole or in part for any losses, LOCAL AGENCY shall provide a completed Certification of Self Insurance (Exhibit D, Schedule E) or certificate of insurance, executed by a duly authorized officer of LOCAL AGENCY. Upon request of LOCAL AGENCY the STATE shall provide a letter from DGS, Office Risk and Insurance Management executed by a duly authorized officer of STATE. If commercially insured in whole or in part, a certificate of such coverage executed by the insurer or its authorized representative shall be provided.

Said commercial insurance or self-insurance coverage of the LOCAL AGENCY shall include the following:

- A. Fire protection and emergency services - Any commercial insurance shall provide at least general liability for \$5,000,000 combined single limit per occurrence.
- B. Dispatch services – Any commercial insurance shall provide at least general liability for \$1,000,000 combined single limit per occurrence.
- C. The CAL FIRE, State of California, its officers, agents, employees, and servants are included as additional insured's for purposes of this contract.
- D. The STATE shall receive thirty (30) days prior written notice of any cancellation or change to the policy at the addresses listed on page 2 of this Agreement.

18. WORKERS COMPENSATION: (only applies where local government employees/volunteers are supervised by CAL FIRE, as listed in Exhibit D Schedule C. STATE contract employees' workers compensation is included as part of the contract personnel benefit rate).

- A. Workers' Compensation and related benefits for those persons, whose use or employment is contemplated herein, shall be provided in the manner prescribed by California Labor Codes, State Interagency Agreements and other related laws, rules, insurance policies, collective bargaining agreements, and memorandums of understanding.
- B. The STATE Unit Chief administering the organization provided for in this Agreement shall not use, dispatch or direct any non STATE employees, on any work which is deemed to be the responsibility of LOCAL AGENCY, unless and until LOCAL AGENCY provides for Workers' Compensation benefits at no cost to STATE. In the event STATE is held liable, in whole or in

part, for the payment of any Worker's Compensation claim or award arising from the injury or death of any such worker, LOCAL AGENCY agrees to compensate STATE for the full amount of such liability.

- C. The STATE /LOCAL AGENCY shall receive proof of Worker's Compensation coverage and shall be notified of any cancellation and change of coverage at the addresses listed in Section 1.

19. **CONFLICT OF INTEREST**: LOCAL AGENCY needs to be aware of the following provisions regarding current or former state employees. If LOCAL AGENCY has any questions on the status of any person rendering services or involved with the Agreement, the STATE must be contacted immediately for clarification.

Current State Employees (Public Contract Code §10410):

- 1) No officer or employee shall engage in any employment, activity or enterprise from which the officer or employee receives compensation or has a financial interest and which is sponsored or funded by any state agency, unless the employment, activity or enterprise is required as a condition of regular state employment.
- 2) No officer or employee shall contract on his or her own behalf as an independent contractor with any state agency to provide goods or services.

Former State Employees (Public Contract Code §10411):

- 1) For the two-year period from the date he or she left state employment, no former state officer or employee may enter into a contract in which he or she engaged in any of the negotiations, transactions, planning, arrangements or any part of the decision-making process relevant to the contract while employed in any capacity by any state agency.
- 2) For the twelve-month period from the date he or she left state employment, no former state officer or employee may enter into a contract with any state agency if he or she was employed by that state agency in a policy-making position in the same general subject area as the proposed contract within the 12-month period prior to his or her leaving state service.

If LOCAL AGENCY violates any provisions of above paragraphs, such action by LOCAL AGENCY shall render this Agreement void. (Public Contract Code §10420)

Members of boards and commissions are exempt from this section if they do not receive payment other than payment of each meeting of the board or commission, payment for preparatory time and payment for per diem. (Public Contract Code §10430 (e))

20. **LABOR CODE/WORKERS' COMPENSATION**: LOCAL AGENCY needs to be aware of the provisions which require every employer to be insured against liability for Worker's Compensation or to undertake self-insurance in accordance with the provisions, and LOCAL AGENCY affirms to comply with such provisions before commencing the performance of the work of this Agreement. (Labor Code Section 3700)
21. **AMERICANS WITH DISABILITIES ACT**: LOCAL AGENCY assures the State that it complies with the Americans with Disabilities Act (ADA) of 1990, which prohibits discrimination on the basis of disability, as well as all applicable regulations and guidelines issued pursuant to the ADA. (42 U.S.C. 12101 et seq.)
22. **LOCAL AGENCY NAME CHANGE**: An amendment is required to change the LOCAL AGENCY'S name as listed on this Agreement. Upon receipt of legal documentation of the name change the

STATE will process the amendment. Payment of invoices presented with a new name cannot be paid prior to approval of said amendment.

23. **RESOLUTION**: A county, city, district, or other local public body must provide the STATE with a copy of a resolution, order, motion, or ordinance of the local governing body which by law has authority to enter into an agreement, authorizing execution of the Agreement.
24. **AIR OR WATER POLLUTION VIOLATION**: Under the State laws, the LOCAL AGENCY shall not be: (1) in violation of any order or resolution not subject to review promulgated by the State Air Resources Board or an air pollution control district; (2) subject to cease and desist order not subject to review issued pursuant to Section 13301 of the Water Code for violation of waste discharge requirements or discharge prohibitions; or (3) finally determined to be in violation of provisions of federal law relating to air or water pollution.
25. **AFFIRMATIVE ACTION**. STATE certifies its compliance with applicable federal and State hiring requirements for persons with disabilities, and is deemed by LOCAL AGENCY to be in compliance with the provisions of LOCAL AGENCY'S Affirmative Action Program for Vendors.
26. **DRUG AND ALCOHOL-FREE WORKPLACE**. As a material condition of this Agreement, STATE agrees that it and its employees, while performing service for LOCAL AGENCY, on LOCAL AGENCY property, or while using LOCAL AGENCY equipment, shall comply with STATE's Employee Rules of Conduct as they relate to the possession, use, or consumption of drugs and alcohol.
27. **ZERO TOLERANCE FOR FRAUDULENT CONDUCT IN LOCAL AGENCY SERVICES**. STATE shall comply with any applicable "Zero Tolerance for Fraudulent Conduct in LOCAL AGENCY Services." There shall be "Zero Tolerance" for fraud committed by contractors in the administration of LOCAL AGENCY programs and the provision of LOCAL AGENCY services. Upon proven instances of fraud committed by the STATE in connection with performance under the Agreement, the Agreement may be terminated consistent with the termination for cause/cancellation term, Exhibit C, section 8, subsection B, of Cooperative Fire Programs Fire Protection Reimbursement Agreement, LG-1, between the California Department of Forestry and Fire Protection (CAL FIRE) and the LOCAL AGENCY.
28. **OFFICIAL INFORMATION**. "Official information" means information, regardless of the form or medium of disclosure, that has been or will be disclosed between the parties in connection with this Agreement, and all copies thereof, that has been designated by CAL FIRE and/or the LOCAL AGENCY as confidential, restricted, prohibited, or privileged by State or federal law. Official Information is intended to include information acquired in confidence by a public employee in the course of his or her duty and not open, or officially disclosed, to the public and exempt from disclosure under the Public Records Act as contemplated by Government Code section 7928.705 and Evidence Code section 1040.

Pursuant to Government Code sections 7927.500, 7927.000, 7921.505 and 7922.000, Official Information disclosed between government agencies that have agreed to treat the disclosed material as confidential remains confidential and exempt from disclosure under the Public Records Act or other similar laws.

CAL FIRE and the LOCAL AGENCY agree to take all necessary measures to protect Official Information and shall impose all the requirements of this Agreement on all of their respective officers, employees and agents with regards to access to the Confidential Information.

Any exchange of Official Information between parties shall not constitute a "waiver" of any exemption pursuant to Government Code section 7921.505. CAL FIRE and LOCAL AGENCY personnel allowed access to information designated as Confidential Information shall be limited to those persons with a demonstrable business need for such access. CAL FIRE and LOCAL AGENCY agree to provide a list of authorized personnel in writing as required by Government Code section 7921.505(c).

A party to this Agreement who experiences a security breach involving Official Information covered by this Agreement, agrees to promptly notify the other party of such breach.

29. **ENTIRE AGREEMENT**: This agreement contains the whole Agreement between the Parties. It cancels and supersedes any previous agreement for the same or similar services.
30. **LIMITED WAIVER OF SOVEREIGN IMMUNITY**: The Parties acknowledge that Grantee is a federally recognized Indian tribe and, as such, possesses sovereign immunity from suit. Nothing in this Agreement is or shall be deemed to be a general waiver of Grantee's sovereign immunity from suit, which immunity is expressly asserted, provided, however, that Grantee hereby expressly, unequivocally, and irrevocably provides a limited waiver of sovereign immunity from suit to allow CAL FIRE to exercise all of its rights under the terms of this Agreement, and Grantee consents to suit in any court of the State of California for any claim to interpret or enforce this Agreement. Grantee's limited waiver of sovereign immunity is applicable solely to claims by the State of California, through CAL FIRE and its departments, their successors and assigns. This limited waiver of sovereign immunity does not apply to claims by any other person, corporation, partnership, governmental body, or other entity. Claims hereunder shall allow for the remedies of specific performance, injunctive relief, declaratory relief, and monetary damages. The Parties agree to meet and confer to seek to resolve any disputes arising under this Agreement before pursuing legal action against the Tribe.

EXHIBIT D
ADDITIONAL PROVISIONS

EXCISE TAX: State of California is exempt from federal excise taxes, and no payment will be made for any taxes levied on employees' wages. STATE will pay any applicable State of California or local sales or use taxes on the services rendered or equipment or parts supplied pursuant to this agreement. The STATE may pay any applicable sales and use tax imposed by another state.

Schedules

The following Schedules are included as part of this agreement (check boxes if they apply):

- ☒ **A. Fiscal Display, PRC 4142 AND/OR PRC 4144** - STATE provided LOCAL AGENCY funded fire protection services. State-owned vehicles shall be operated and maintained in accordance with policies of STATE at rates listed in Exhibit D, Schedule A.
- ☐ **B. STATE Funded Resource** - A listing of personnel, crews and major facilities of the STATE overlapping or adjacent to the local agency area that may form a reciprocal part of this agreement.
- ☐ **C. LOCAL AGENCY Provided Local Funded Resources** - A listing of services, personnel, equipment and expenses, which are paid directly by the local agency, but which are under the supervision of the Unit Chief.
- ☐ **D. LOCAL AGENCY Owned STATE Maintained Vehicles** - Vehicle information pertaining to maintenance responsibilities and procedures for local agency-owned vehicles that may be a part of the agreement.

LOCAL AGENCY-owned firefighting vehicles shall meet and be maintained to meet minimum safety standards set forth in Title 49, Code of Federal Regulations; and Titles 8 and 13, California Code of Regulations.

LOCAL AGENCY-owned vehicles that are furnished to the STATE shall be maintained and operated in accordance to LOCAL AGENCY policies. In the event LOCAL AGENCY does not have such policies, LOCAL AGENCY-owned vehicles shall be maintained and operated in accordance with STATE policies. The cost of said vehicle maintenance and operation shall be at actual cost or at rates listed in Exhibit D, Schedule D.

Exhibit D, Schedule D is incorporated into this section if LOCAL AGENCY-owned vehicles listed in Exhibit D, Schedule D are to be operated, maintained, and repaired by STATE.

LOCAL AGENCY assumes full responsibility for all liabilities associated therewith in accordance with California Vehicle Code Sections 17000, 17001 et seq. STATE employees operating LOCAL AGENCY-owned vehicles shall be deemed employees of LOCAL AGENCY, as defined in Vehicle Code Section 17000. Except where LOCAL AGENCY would have no duty to indemnify STATE under Exhibit C, Section 6 for all LOCAL AGENCY-owned vehicles operated or used by employees of STATE under this agreement.

LOCAL AGENCY employees, who are under the supervision of the Unit Chief and operating State-owned motor vehicles, as a part of the duties and in connection with fire protection and other emergency services, shall be deemed employees of STATE, as defined in Vehicle Code Section 17000 for acts or omissions in the use of such vehicles. Except where STATE would have no duty to indemnify LOCAL AGENCY under Exhibit C, Section 6.

- E. Certification of Insurance** - Provider Insurance Certification and/or proof of self-insurance.

Unit: Nevada Yuba Placer

27353 Total	\$870,927
Percentage paid by this agreement	5.510%
FY 26/27 Total for this agreement	\$47,988

Contract Name: Northstar Fire Department (ECD)

Contract No.: 2CA07786

Page No.: 19

Agreement Name	Percentage	Total
Olympic Valley FD	5.823%	\$50,714
North Tahoe FPD	27.133%	\$236,309
North Lake Tahoe FPD	24.371%	\$212,254
Northstar FD	5.510%	\$47,988
Truckee FPD	37.163%	\$323,663
	100.000%	\$870,927

Northstar FD 26/27		\$47,988
Northstar FD 27/28	+5%	\$50,387
Northstar FD 28/29	+5%	\$52,907
Northstar FD 3 year total		\$151,282

Fiscal Year: 2026		Unit: NEU	Sub Total		Contract Name: Northstar Fire Department (ECD)									
Index: 2300			Admin		Contract No.: 2CA07786									
PCA 27353			Total		Page No.: 20									
PRC: 4142		Overtime Total: \$41,657												
Comments		This is a Schedule A - 4142 of the Cooperative Agreement, dated July 1, 2026 between <u>Northstar Fire Department</u> and The California Department of Forestry and Fire Protection (CAL FIRE)												
		CAL FIRE Unit Chief		Jim Hudson										
		CAL FIRE Region Chief		George Morris III										
				Staff Benefit Rate as of 7/1/26 for POF Classifications 89.97%										
				Staff Benefit Rate as of 7/1/26 for SAF Classifications 62.10%										
				Staff Benefit Rate as of 7/1/26 for MIS Classifications 76.81%										

[illegible]

Contractor Name: Northstar Fire Department (Eastside Consolidated Dispatch)

Contract No: 2CA07786

Page No.: 22

EXHIBIT D, SCHEDULE E

This is Schedule E of Cooperative Agreement originally dated July 1, 2026, by and between the CAL FIRE of the State of California and LOCAL AGENCY

NAME OF LOCAL AGENCY:Northstar Fire Department (Eastside Consolidated Dispatch)

The CAL FIRE, State of California and its officers, agents, employees, and servants are included as additional insured for the purposes of this contract. The State shall receive thirty (30) days prior written notice of any cancellation or change to the policy at the addresses listed in LG1, Page 2.

FISCAL YEAR: 2026/27 to 2028/29

**SELF-INSURANCE CERTIFICATION BY LOCAL AGENCY FOR
TORT LIABILITY**

This is to certify that LOCAL AGENCY has elected to be self-insured under the self-insurance provision provided in Exhibit C, Section 17.

By: _____
Signature Printed Name

Title Date

**SELF-INSURANCE CERTIFICATION BY LOCAL AGENCY
FOR
WORKER'S COMPENSATION BENEFITS**

This is to certify that LOCAL AGENCY has elected to be self-insured for Workers' Compensation benefits which comply with [Labor Code Section 3700](#) as provided in Exhibit C, Section 18.

By: _____
Signature Printed Name

Title Date

**SELF-INSURANCE CERTIFICATION BY LOCAL AGENCY
FOR
LOCAL AGENCY-OWNED VEHICLES**

This is to certify that LOCAL AGENCY has elected to be self-insured for local agency-owned vehicles under the self-insurance provision provided in Exhibit D, Schedule D.

By: _____
Signature Printed Name

Title Date



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

7/11/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION** IS **WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Arthur J. Gallagher Risk Management Services, LLC 595 Market Street Suite 2100 San Francisco CA 94105	CONTACT NAME: PHONE (A/C, No, Ext): 415-546-9300 FAX (A/C, No): 415-536-8499 E-MAIL ADDRESS:
INSURED Northstar Community Services District 908 Northstar Drive Truckee, CA 96161	INSURER(S) AFFORDING COVERAGE INSURER A: AXA XL Insurance Company UK Limited INSURER B: Lexington Insurance Company INSURER C: Hanover Insurance Companies INSURER D: Safety National Casualty Corporation INSURER E: INSURER F:

License#: 0D69293
FIREAGE-01**COVERAGES****CERTIFICATE NUMBER:** 1085935288**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PRO-JECT ☐ LOC ☒ OTHER: Annual	Y		B1262RT0219724	7/1/2024	7/1/2029	EACH OCCURRENCE \$ 1,500,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ 1,500,000 GENERAL AGGREGATE \$ 15,000,000 PRODUCTS - COMP/OP AGG \$ Public Officials/EPL \$ 1,500,000
A	☒ AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY	Y		B1262RT0219724	7/1/2024	7/1/2029	COMBINED SINGLE LIMIT (Ea accident) \$ 1,500,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
D	☐ UMBRELLA LIAB ☒ OCCUR ☒ EXCESS LIAB ☐ CLAIMS-MADE ☐ DED ☒ RETENTION \$ 1,500,000			XPR4068288	7/1/2025	7/1/2026	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y / N ☐	N / A				PER STATUTE E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
B C	Property "All Risk" APD (Emerg. Vehic)			061385143 IHF J765877 01	7/1/2025 7/1/2025	7/1/2026 7/1/2026	Building/Content Comp/Coll Ded Replace Cost \$5,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

**Paramedic Medical Malpractice is included in General Liability. Evidence of Insurance

CERTIFICATE HOLDER**CANCELLATION**

Evidence of Insurance

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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N·C·S·D

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

Board of Directors

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

General Manager

Mike Geary, PE

Fire Chief

Jason Gibeaut

Resolution 26-13 Adjusting NFD Fees Adopted by Ordinance 40-25

DATE: July 15, 2026

TO: District Board Members

FROM: Jason Gibeaut, Fire Chief

SUBJECT: Resolution 26-13 - Approving Adjustment to Fire Department Fee Schedules

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

DISCUSSION: NFD would like to update the fees captured within both schedules to more accurately depict the cost of those services NFD provides or the cost of any regulation for which the fee is charged. Previously, the fees were calculated based upon *the time required* multiplied by a combination of the Fire Chief's and Fire Prevention Officer's "hourly rates". NFD no longer has a Fire Prevention Officer. Instead, NFD will have the Fire Chief (who also serves as the Department's Fire Marshal) perform many of the responsibilities identified in the fee schedules. Additionally, the Department's Forester will be instrumental in assisting with the responsibilities of defensible space inspections. As such, the fees charged for certain services should reflect both the Forester's and Fire Chief's "hourly rates" where applicable. Furthermore, an Administrative fee/rate of 23.832% (based upon annual adjusted Cal OES salary survey rates) will be charged for such services.

FISCAL IMPACTS: None

RECOMMENDATION: Approve the proposed fee adjustments

ATTACHMENTS: Proposed Resolution 26-13 and Fee Schedules (Engineering & Plan Review Fee Schedule and Code Enforcement Fee Schedule).

Respectfully Submitted,
Jason Gibeaut
Fire Chief

**BOARD OF DIRECTORS
NORTHSTAR COMMUNITY SERVICES DISTRICT**

RESOLUTION NO. 26-13

**A RESOLUTION ADJUSTING THE NORTHSTAR FIRE DEPARTMENT
FIRE FEE SCHEDULES ADOPTED BY ORDINANCE 40-25**

WHEREAS, the Northstar Community Services District (“District”), acting through the Northstar Fire Department (“NFD”), provides fire protection services pursuant to authorities granted under Government Code section 61100(d) and Health and Safety Code sections 13800 *et seq.*; and

WHEREAS, in 2025, the District adopted Ordinance 40-25, Establishing Fire Department Fee Schedules, to cover the cost of its fire prevention services as authorized under Section 13916 of the Health and Safety Code; and

WHEREAS, Ordinance 40-25 included Exhibits A and B as attachments, containing the fee schedules necessary to cover the costs reasonably borne by the NFD in providing services and enforcing the regulation for which the fees are charged; and

WHEREAS, Ordinance 40-25 provides that, after proper notice and public comment, the District Board of Directors may adjust the fee schedules annually by resolution to reflect the actual rate of the individual providing and/or overseeing the service; and

WHEREAS, the District has determined an annual adjustment is needed to reflect changes to its costs of providing fire prevention services; and

WHEREAS, the District has published notice of the proposed adjustments to the NFD Fee Schedules and will conduct a public hearing on July 15, 2026, to receive public comment.

NOW, THEREFORE, THE BOARD OF DIRECTORS hereby resolves and orders as follows:

1. The schedule of fees for fire prevention services, adopted by Ordinance 40-25 and attached hereto as Exhibits A and B, is hereby adjusted to reflect the rates necessary for the NFD to cover the costs of providing fire prevention services and enforcing the regulations for which the fees are charged.
2. After proper notice and public comment, the fees identified in Exhibits A and B may be further adjusted, on an annual basis, by resolution of the Board of Directors to reflect changes to the actual costs of providing such services.
3. With the exception of the adjusted fees in Exhibits A and B, all other aspects of Ordinance 40-25 shall remain in place.

4. This resolution shall be effective immediately upon its adoption.

PASSED AND ADOPTED on July 15, 2026, by the following vote:

AYES:

NOES:

ABSENT:

John Radanovich
President, Board of Directors

ATTEST:

Julie Zangara
Secretary of the Board

ENGINEERING/PLAN REVIEW – FEE SCHEDULE

Exhibit A

PRELIMINARY PLAN REVIEW - CONSULTATIONS - MEETINGS

Review Number	PLAN REVIEW	Fee
1.1	In office design review/preliminary plan consultation meetings per half hour:	\$72.00
1.2	Out of office design and/or consultation meetings per hour, two-hour minimum:	\$288.00

SUBDIVISIONS

Major Subdivision Plan Review (9 or More Lots/Parcels)		
2.1	Review of subdivision for access, hydrant placement. Fees include two (2) hour plan review and one (1) visual inspection:	\$432.00
2.1a	Each additional site inspection, per hour:	\$144.00
16.1	Re-submittals or revisions:	\$144.00
17.1	Additional plan review time, per half hour:	\$72.00
Minor Subdivision Plan Review (1 to 8 Lots/Parcels)		
2.2	Review of subdivision for access, hydrant placement. Fees include one (1) hour plan review and one (1) visual inspection:	\$288.00
2.2a	Each additional inspection:	\$144.00
16.1	Re-submittals or revisions:	\$144.00
17.1	Additional plan review time, per half hour:	\$72.00
Single Family Home Review		
2.3	Review of plans for access, water supply and other variables. Fees include one (1) hour plan review and one (2) visual inspection. *** (Does not include review of fire sprinkler systems – see Sec. 5.1 & 5.1a):	\$432.00
2.3a	Each additional inspection:	\$144.00
16.1	Re-submittals or revisions:	\$144.00
17.1	Additional plan review time, per half hour:	\$72.00

WATER SUPPLY – FIRE SERVICE MAINS – FIRE HYDRANTS

Review Number	PLAN REVIEW	Fee
Fire Service – Emergency Repair of Private Fire Hydrants		
3.1	Review of underground piping, placement, and size. Fees include ½ hour plan review and one (1) visual inspection:	\$216.00
3.1a	Each additional inspection:	\$144.00
17.1	Additional plan review time, per half hour:	\$72.00
Private Fire Service Mains		
3.2	Minimum plan review base fee of system. Fees include two (2) hour plan review and one (1) visual inspection:	\$432.00
3.2a	Each additional inspection, per hour:	\$144.00
16.1	Re-submittals or revisions:	\$144.00
17.1	Additional plan review time, per half hour. ***Fire service main installation also requires hydro and flush. See 3.3 & 3.4:	\$72.00
Flush - Private Fire Service System		

3.3	Minimum inspection base fee. Fee includes one (1) hour onsite inspection time:	\$144.00
3.3a	Each additional inspection, per hour:	\$144.00
Hydrostatic Test - Private Fire Service System		
3.4	Minimum inspection/test base fee. Fee includes one (1) hour onsite test time:	\$144.00
3.4a	Each additional inspection, per hour:	\$144.00

WATER SUPPLY – FIRE SERVICE MAINS – FIRE HYDRANTS... continued		
Review Number	PLAN REVIEW	Fee
Water Flow Information Field Test		
3.5	Minimum field test base fee. (Fee includes field testing for available fire flow for Hydrant and Fire Sprinkler Systems):	\$144.00
3.5a	Additional or multiple flow tests, per half hour:	\$72.00
Rural Water Supply		
3.6	Minimum plan review base fee of tank & underground piping. Fees include one (2) hour plan review and one (1) visual inspection:	\$432.00
3.6a	Each additional inspection, per hour:	\$144.00
3.6b	Rural water supply flush:	\$144.00
16.1	Re-submittals or revisions:	\$144.00
17.1	Additional plan review time, per half hour:	\$72.00

BUILDING CONSTRUCTION – NEW BUILDINGS AND TENANT IMPROVEMENTS		
Review Number	PLAN REVIEW	Fee
New Construction or Building Additions Plan Review		
4.1	Minimum plan review base fee. Fee includes two (2) hours plan review and two (2) field inspection:	\$576.00
4.1a	Additional inspections, per hour:	\$144.00
16.1	Re-submittals or revisions:	\$144.00
17.1	Additional plan review time, per half hour:	\$72.00
Tenant Improvement Plan Review (for building additions see 4.1)		
4.2	Minimum plan review base fee. Fee includes one (1) hour plan review and one (1) field inspection:	\$288.00
4.2a	Additional inspections, per hour:	\$144.00
16.1	Re-submittals or revisions:	\$144.00
17.1	Additional plan review time, per half hour:	\$72.00

FIRE PROTECTION SYSTEMS		
Review Number	PLAN REVIEW	Fee
Tenant Improvement Fire Sprinklers (without calculations)		
5.1	Minimum plan review base fee. In addition to, fees associated w/ 5.1a. Fee includes (1) hour plan review and two (2) field inspections:	\$432.00
5.1a	Plus \$.50 per head in excess of 10 heads:	\$.50/head
5.1b	Each additional inspection (e.g., weld-o-let, hydro, visual, etc.), per hour:	\$144.00
16.1	Re-submittals or revisions:	\$144.00
17.1	Additional plan review time, per half hour:	\$72.00
Tenant Improvement Fire Sprinklers (with calculations)		

5.2	Minimum plan review base fee. In addition to, fees associated w/ 5.2a Fee includes one (1) hour plan review and two (2) field inspections:	\$432.00
5.2a	Plus \$.50 per head in excess of 10 heads:	\$.50/head
5.2b	Each additional inspection (e.g., weld-o-let, hydro, visual, etc.), per hour	\$144.00
16.1	Re-submittals or revisions:	\$144.00
17.1	Additional plan review time, per half hour:	\$72.00
New Commercial Fire Sprinkler System (13 & 13R systems)		
5.3	Minimum plan review base fee per riser. Fee includes two (2) hour plan review, one (1) underground, one (1) overhead hydro, and one (1) final inspection:	\$720.00
5.3a	Each additional inspection, per hour:	\$144.00
16.1	Re-submittals or revisions:	\$144.00
17.1	Additional plan review time, per half hour:	\$72.00

FIRE PROTECTION SYSTEMS...continued		
Review Number	PLAN REVIEW	Fee
Residential Fire Sprinkler System (single family home)		
5.4	Minimum plan review base fee. Fee includes one (1) hour plan review, one (1) underground, one (1) overhead hydro, and one (1) final inspection:	\$576.00
5.4a	Each additional inspection, per hour:	\$144.00
16.1	Re-submittals or revisions:	\$144.00
17.1	Additional plan review time, per half hour:	\$72.00
Residential Fire Sprinkler System (multiple homes)		
5.5	Minimum plan review base fee per model. For model only. Fee includes one (1) hour plan review, one (1) underground/hydro, one (1) overhead/hydro, and one (1) final inspection:	\$576.00
5.5a	Each additional lot (hydrostatic test and final inspection):	\$144.00
5.5b	Each Additional inspection (e.g., models, individual homes), per hour:	\$144.00
16.1	Re-submittals or revisions:	\$144.00
17.1	Additional plan review time, per half hour:	\$72.00
Standpipe System		
5.6	Minimum plan review base fee. Fee includes three (2) hours plan review and one (1) field inspection.	\$432.00
5.6a	Each additional inspection (e.g., hydro, flush, flow test, etc.), per hour.	\$144.00
16.1	Re-submittals or revisions:	\$144.00
17.1	Additional plan review time, per half hour:	\$72.00
Spray Booth (includes booth and fire extinguishing system)		
5.7	Minimum plan review base fee. Fee includes two (2) hours plan review and one (1) field inspection.	\$432.00
5.7a	Each additional inspection, per hour:	\$144.00
16.1	Re-submittals or revisions:	\$144.00
17.1	Additional plan review time, per half hour:	\$72.00
Pre-Action Fire Suppression System		
5.8	Minimum plan review base fee. Fee includes one (1) hour plan review and two (2) field inspections. *** (Does not include fire alarm review – see Sec. 6.1):	\$432.00
5.8a	Each additional inspection, per hour:	\$144.00
16.1	Re-submittals or revisions:	\$144.00
17.1	Additional plan review time, per half hour:	\$72.00
Fixed Fire Suppression System – (wet/dry chem., water mist, etc...)		
5.9	Minimum plan review base fee. Fee includes one (1) hour plan review and two (2) field inspections:	\$432.00

5.9a	Each additional separate system at same location. Fee includes plan review and two (2) field inspections:	\$144.00
5.9b	Each additional inspection, per hour:	\$144.00
16.1	Re-submittals or revisions:	\$144.00
17.1	Additional plan review time, per half hour:	\$72.00
Clean Agent Fire Suppression System		
5.10	Minimum plan review base fee. Fee includes one (1) hour plan review and up to three (3) hours of inspection time. ****(Does not include fire alarm review – see Sec. 6.1)	\$576.00
5.10a	Each additional inspection, per hour:	\$144.00
16.1	Re-submittals or revisions:	\$144.00
17.1	Additional plan review time, per half hour:	\$72.00
Fire Pump Installation		
5.11	Minimum plan review base fee. Fee includes two (2) hours plan review and up to five (5) hours field inspection time. ****(Does not include review of generator or separate fuel storage tank):	\$1,008.00
5.11a	Each additional inspection, per hour:	\$144.00
16.1	Re-submittals or revisions:	\$144.00
17.1	Additional plan review time, per half hour:	\$72.00

FIRE PROTECTION SYSTEMS...continued		
Review Number	PLAN REVIEW	Fee
Commercial Cooking (Hood and Duct) Fire Suppression System		
5.12	Minimum plan review base fee. Fee includes one (2) hour plan review and one (1) hour of inspection time (per system):	\$432.00
5.12a	Each additional inspection, per hour:	\$144.00
16.1	Re-submittals or revisions:	\$144.00
17.1	Additional plan review time, per half hour:	\$72.00
Smoke & Heat Vents		
5.13	Minimum plan review base fee. Fee includes one (1) hour plan review and one (1) hour of inspection time:	\$288.00
5.13a	Each additional inspection, per hour:	\$144.00
16.1	Re-submittals or revisions:	\$144.00
17.1	Additional plan review time, per half hour:	\$72.00
Smoke Management/Control System		
5.14	Minimum plan review base fee. Fee includes three (3) hours plan review and up to four (4) hours field inspection time:	\$1,008.00
5.14a	Each additional inspection, per hour:	\$144.00
16.1	Re-submittals or revisions:	\$144.00
17.1	Additional plan review time, per half hour:	\$72.00
Explosion Control (includes: vents, dust collection, etc...)		
5.15	Minimum plan review base fee. Fee includes two (2) hours plan review and up to two (2) hours field inspection time:	\$576.00
5.15a	Each additional inspection, per hour:	\$144.00
16.1	Re-submittals or revisions:	\$144.00
17.1	Additional plan review time, per half hour:	\$72.00

FIRE ALARM SYSTEMS

Review Number	PLAN REVIEW	Fee
Fire Alarm System		
6.1	Minimum plan review base fee. Fee includes two (2) hours plan review and up to one (1) hour field inspection time:	\$432.00
6.1a	Plus \$ 10.00 per initiating and notification device in excess of 4 devices:	\$10.00/device
6.1b	Each additional inspection, per hour:	\$144.00
6.1c	Pre-wire inspections, per hour:	\$144.00
16.1	Re-submittals or revisions:	\$144.00
17.1	Additional plan review time, per half hour:	\$72.00
Dedicated Function Fire Alarm System (i.e. sprinkler monitoring, elevator recall, etc...)		
6.2	Minimum plan review base fee. Fee includes two (1) hour plan review and one (1) hour of field inspection time:	\$288.00
6.2a	Plus \$ 10.00 per initiating and notification device:	\$10.00/device
6.2b	Each additional inspection, per hour:	\$144.00
16.1	Re-submittals or revisions:	\$144.00
17.1	Additional plan review time, per half hour:	\$72.00
Fire Alarm Panel Replacement Only		
6.3	Minimum plan review base fee. Fee includes two (1) hour plan review and one (1) hour of field inspection time:	\$288.00
6.3a	Plus \$10.00 per initiating and notification device, if altered:	\$10.00/device
6.3b	Each additional inspection, per hour:	\$144.00
16.1	Re-submittals or revisions:	\$144.00
17.1	Additional plan review time, per half hour:	\$72.00

FIRE ALARM SYSTEMS... continued		
Review Number	PLAN REVIEW	Fee
High-Rise Fire Alarm (new and/or system upgrade)		
6.4	Minimum plan review base fee. Fee includes four (4) hours plan review and four (4) hours of field inspection time:	\$1,152.00
6.4a	Plus \$ 10.00 per initiating and notification device:	\$10.00/device
6.4b	Each additional inspection, per hour:	\$144.00
6.4c	Each pre-wire inspection, where required:	\$144.00
16.1	Re-submittals or revisions:	\$144.00
17.1	Additional plan review time, per half hour:	\$72.00

FLAMMABLE AND COMBUSTIBLE LIQUIDS UNDER/ABOVEGROUND TANKS - PIPING – DISPENSING		
Review Number	PLAN REVIEW	Fee
Install Underground Tanks		
7.1	Minimum plan review base fee.Fee includes one (1) hour plan review and one (1) hour of site inspection time:	\$288.00
16.1	Re-submittals or revisions:	\$144.00
17.1	Additional plan review time, per half hour:	\$72.00

Remove Underground/Above-Ground Tank		
7.2	Minimum plan review base fee. Fee includes one (1) hour plan review and two (1) hours of inspection/site time:	\$288.00
7.2a	Each additional inspection/stand-by time, per hour:	\$144.00
Install Aboveground Tank		
7.3	Minimum plan review base fee. Each additional tank. Fee includes one (1) hour plan review and one (1) hour of inspection/site time:	\$288.00
7.3a	Each additional tank:	\$144.00
7.3b	Each additional inspection:	\$144.00
16.1	Re-submittals or revisions:	\$144.00
17.1	Additional plan review time, per half hour:	\$72.00
Abandon Underground/Above-Ground Tank in Place		
7.4	Minimum plan review base fee. Fee includes one (1) hour plan review and two (1) hour of inspection/site time:	\$288.00
7.4a	Each additional inspection/stand-by time, per hour:	\$144.00
Fuel Dispensing Modification (EVR, Dispenser changeout, other component changeout, etc.)		
7.5	Minimum plan review base fee. Fee includes one (1) hour plan review and one (1) hour of inspection time:	\$288.00
7.5a	Each additional inspection, per hour:	\$144.00
16.1	Re-submittals or revisions:	\$144.00
17.1	Additional plan review time, per half hour:	\$72.00
Apply Interior Coating to Flammable Liquid Tanks		
7.6	Minimum plan review base fee. Fee includes one (1) hour plan review and two (2) hours of inspection/site time:	\$432.00
7.6a	Each additional inspection/stand-by time, per hour:	\$144.00

COMPRESSED GAS SYSTEMS: LPG – CNG - MEDICAL – CRYOGENICS		
Review Number	PLAN REVIEW	Fee
Container Exchange Programs; LPG Tank Installation Without Dispensing		
8.1	Minimum plan review base fee. Fee includes one (1) hour plan review and one (1) hour site inspection time:	\$288.00
8.1a	Each additional inspection, per hour:	\$144.00
16.1	Re-submittals or revisions:	\$144.00
17.1	Additional plan review time, per half hour:	\$72.00

COMPRESSED GAS SYSTEMS: LPG – CNG - MEDICAL – CRYOGENICS... continued		
Review Number	PLAN REVIEW	Fee
LPG – CNG – Hydrogen (Tank Install and/or Dispensing)		
8.2	Minimum plan review base fee. Fee includes (1) hours of plan review and two (2) hours site inspection time:	\$432.00
8.2a	Each additional inspection per hour:	\$144.00
16.1	Re-submittals or revisions:	\$144.00
17.1	Additional plan review time, per half hour:	\$72.00
Medical or Compressed Gas Systems		
8.3	Minimum plan review base fee. Fee includes one (1) hour plan review and two (2) site inspections:	\$432.00
8.3a	Each additional inspection per hour:	\$144.00
16.1	Re-submittals or revisions:	\$144.00
17.1	Additional plan review time, per half hour:	\$72.00

Cryogenics Fixed Installation		
8.4	Minimum plan review base fee. Fee includes one (1) hour plan review and two (2) site inspections:	\$432.00
8.4a	Each additional inspection per hour:	\$144.00
16.1	Re-submittals or revisions:	\$144.00
17.1	Additional plan review time, per half hour:	\$72.00
Compressed Gas Storage		
8.5	Minimum plan review base fee. Fee includes one (1) hour plan review and one (1) field inspection:	\$288.00
8.5a	Each additional inspection, per hour:	\$144.00
16.1	Re-submittals or revisions:	\$144.00
17.1	Additional plan review time, per half hour:	\$72.00

SPECIAL HAZARDS - HAZARDOUS MATERIALS, MECHANICAL SYSTEMS, ETC.		
Review Number	PLAN REVIEW	Fee
Battery Systems		
9.1	Minimum plan review base fee. Fee includes one (1) hour plan review and one (1) field inspection:	\$288.00
9.1a	Each additional inspection, per hour:	\$144.00
16.1	Re-submittals or revisions:	\$144.00
17.1	Additional plan review time, per half hour:	\$72.00
Dust Collection Systems		
9.2	Minimum plan review base fee. Fee includes one (1) hour plan review and two (2) site inspections:	\$432.00
9.2a	Each additional inspection per hour:	\$144.00
16.1	Re-submittals or revisions:	\$144.00
17.1	Additional plan review time, per half hour:	\$72.00
Explosives Storage		
9.3	Minimum plan review base fee. Fee includes two (2) hours plan review and two (2) site inspections:	\$576.00
9.3a	Each additional inspection per hour:	\$144.00
16.1	Re-submittals or revisions:	\$144.00
17.1	Additional plan review time, per half hour:	\$72.00
Hazardous Materials Compliance Review		
9.4	Minimum review of MSDS, HMMP, and/or HMIS submittals. Fee includes one (1) hour of review time:	\$144.00
17.1	Additional plan review time, per half hour:	\$72.00

SPECIAL HAZARDS - HAZARDOUS MATERIALS, MECHANICAL SYSTEMS, ETC... continued		
Review Number	PLAN REVIEW	Fee
Hazardous Materials – Storage – Dispensing – Open/Closed Systems		
9.5	Minimum plan review base fee. Fee includes two (2) hours plan review and two (2) site inspections:	\$576.00
9.5a	Each additional system plan review, minimum two (2) hours:	\$288.00
9.5b	Each additional inspection, per hour:	\$144.00
16.1	Re-submittals or revisions:	\$144.00

17.1	Additional plan review time, per half hour:	\$72.00
Mechanical Refrigeration Systems		
9.6	Minimum plan review base fee. Fee includes one (1) hour plan review and two (2) site inspections:	\$432.00
9.6a	Each additional inspection, per hour:	\$144.00
16.1	Re-submittals or revisions:	\$144.00
17.1	Additional plan review time, per half hour:	\$72.00

HIGH-PILE RACK STORAGE SYSTEMS		
Review Number	PLAN REVIEW	Fee
High-Pile or Rack Storage		
10.1	Minimum plan review base fee. Fee includes 1½ hours plan review and 1½ hours of site inspection:	\$432.00
10.1a	Additional field inspection time, per hour:	\$144.00
16.1	Re-submittals or revisions:	\$144.00
17.1	Additional plan review time, per half hour:	\$72.00

TEMPORARY ACCESS ROADS & WATER SUPPLY		
Review Number	PLAN REVIEW	Fee
Install a Temporary Access Road – Residential and Commercial		
11.1	Minimum plan review base fee for one and two homes. Fee includes one (1) hour plan review and one (1) field inspection:	\$288.00
11.1a	Minimum plan review for large developments and commercial projects. Fee includes one (1) hour plan review and one (1) field inspection:	\$288.00
11.1b	Each additional inspection, per hour:	\$144.00
16.1	Re-submittals or revisions:	\$144.00
17.1	Additional plan review time, per half hour:	\$72.00
Install a Temporary Water Supply System		
11.2	Minimum plan review base fee. Fee includes one (1) hour plan review and one (1) hour of field inspection:	\$288.00
11.2a	Each additional inspection per hour:	\$144.00
16.1	Re-submittals or revisions:	\$144.00
17.1	Additional plan review time, per half hour:	\$72.00

MISCELLANEOUS SUBMITTALS - ALTERNATIVE MEANS AND METHODS		
Review Number	PLAN REVIEW	Fee
Miscellaneous Submittals or Plans Review (Plans or Submittals Not Described Elsewhere)		
12.1	Minimum plan review base fee. Fee includes one (1) hour plan review and one (1) field inspection:	\$288.00
12.1a	Additional plan review time will be charged on hourly basis:	\$144.00
12.1b	Each additional inspection, per hour:	\$144.00
16.1	Re-submittals or revisions:	\$144.00
17.1	Additional plan review time, per half hour:	\$72.00

MISCELLANEOUS SUBMITTALS - ALTERNATIVE MEANS AND METHODS... continued		
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Review Number	PLAN REVIEW	Fee
Alternative Means and Methods Requests or Code Interpretation Review		
12.2	Minimum review base fee. Fee includes two (2) hours of plan review/consultation time:	\$288.00
17.1	Additional plan review time, per half hour:	\$72.00
Expedite Plan Review Requests and Reviews Expedited as a Result of Working without Approved Plans		
Working <i>without</i> approved plans		
12.3	Minimum plan review fees (overtime), two (2) hour minimum, <i>plus applicable plan review fees</i> :	\$288.00
12.3a	Additional plan review time, per half hour:	\$72.00
Expedited Plans		
12.4	Minimum plan review fees (reviewed after normal business hours), two (2) hour minimum, <i>plus applicable plan review fees</i> <i>plus applicable plan review fees</i> :	\$288.00
12.4a	All revisions will be performed on an expedited/overtime basis at \$ 144.00 per hour with a two-hour (2) minimum. will include all applicable plan review fees plus expedite/overtime fees:	Total fees \$288.00
Demolition Permit		
12.5	Demolition Permit pursuant to Chapter 14, CFC:	\$144.00

ADDITIONAL CHARGES AND INSPECTION TIME		
Review Number	PLAN REVIEW	Fee
ADDITIONAL CHARGES AND INSPECTION TIME		
13.1	Additional inspection time during normal business hours, per half hour:	\$72.00
13.2	Additional inspection time after normal business hours, per hour:	\$144.00
13.3	Overtime and weekend inspections, two (2) hour minimum:	\$288.00
16.1	Re-submittals or revisions:	\$144.00
17.1	Additional plan review time, per half hour:	\$72.00

NFD Additional Notes	
• Minimum review and inspection fees are based on \$ 144.00 per hour during normal business hours, unless otherwise noted. • Normal business hours are between 0800hrs and 1700hrs, Monday - Friday. • All overtime fees are assessed at \$ 144.00 per hour for a two-hour minimum, unless otherwise noted. • Overtime rates apply to weekends, holidays, and all times outside normal business hours. • Expedited plan reviews are conducted after normal business hours. • Total fees assessed will be the sum of all applicable plan review fees including expedite/overtime fees. • Revisions to previously submitted plans, including plans requiring re-submittal and/or client generated changes, will be assessed \$ 144.00 for each hour of plan review. Reviews conducted and requiring more than one hour of plan review time during normal business hours will be assessed \$72.00 per half hour.	

Authority
Health & Safety: §§ 13114, 13131.5, 13143.2 (b, c, d, e), 13145, 13147, 13143.9, 13146, 13862, 13869, 13869.7, 13875, 13916, 17921, 17951, 17962 Government Code: § 7303.7, 6253(b) Fire District Ordinance: No. 41-25 Title 19, CCR: § 1.12(a) & 3.28

CODE ENFORCEMENT – FEE SCHEDULE

Exhibit B

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

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

MISCELLANEOUS INSPECTIONS		
PERMIT CODE	PERMIT/ACTIVITY	FEE
OC – 1	Change of Occupancy/Site Inspection/Miscellaneous Inspection: Site, miscellaneous, or requested inspection for a change of occupancy, including, but not limited to, inspections conducted when required by Building Official, Planning, or another governmental agency, and where not elsewhere listed. Provides 1 hour of inspection time.	\$144.00
DS – 1	Defensible Space/Fuels Management Inspection & Consult: Inspection conducted for real estate, construction, courtesy/preventative and other commerce related purposes or statutes. Billed at half hour increments.	\$60.00
RI – 1	Third or Non-Compliant Inspections: Inspection for third and/or non-compliant inspections, per inspection.	\$144.00

HOURLY INSPECTION – OVERTIME - INSTRUCTIONAL RATES

PERMIT CODE	PERMIT/ACTIVITY	FEE
IT – 1	Additional inspection or instructional time during normal business hours, per half hour.	\$72.00
IT – 2	Additional inspection time or instructional time after normal business hours, two hour minimum.	\$288.00

NFD Additional Notes
• Inspection fees are based on \$144.00 per hour during normal business hours. (Exception: DS-1 inspections.) • Normal business hours are between 0800hrs and 1600hrs, Monday – Friday. • Inspection and/or permit fees will be assessed at the time of the primary inspection. • All operational permits include one (1) primary and one (1) re-inspection at no charge, unless otherwise noted. • Occupancies or events requiring three (3) or more inspections for compliance or permit issuance will be assessed an additional \$144.00 fee for each inspection.

Authority
Health & Safety: §§ 12101, 12640, 13109, 13113, 13116, 13131.5, 13143.2 (b), (c), (d), (e), 13143.9, 13145, 13146, 13146.1, 13146.2 (a), (b), 13146.3, 13916, 13235, 13862, 13869, 13869.7, 13875, 13872, 17921, 17951, 17962 Government Code: §§ 6103.7, 6253(b) Fire District Ordinance: No. 41-25 Title 19, CCR: §§ 1.12, 982, 1565.1, 1033, 1034, and 1035 California Fire Code: § 107, 107.1, 105.1.1, 105.1.2, 105.2, 105.2.1, 105.2.3, 105.4



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Five-Year Strategic Plan Update

DATE: July 15, 2026
TO: District Board Members
FROM: Mike Geary, General Manager and Eric Martin, Director of Public Works
SUBJECT: Strategic Plan Update

BACKGROUND: The District's Five-Year Strategic Plan was last comprehensively updated in 2016. At the November 2025 Board meeting, the Board discussed the need to update the Plan given the District's evolving priorities and the increasingly dynamic regional environment and noted the importance of incorporating the Northstar Fire Department's separate 2024 Strategic Plan into a single, District-wide Five-Year Strategic Plan.

At the December 2025 Board meeting, staff presented a proposed approach for completing the Strategic Plan update through a dedicated workshop supported by pre-workshop outreach (including surveys) and, potentially, a third-party facilitator to support an efficient, objective process. Staff also previewed key content areas anticipated for inclusion in the updated Plan (including new/expanded service categories and regional governance dynamics).

At the January 2026 meeting, staff expanded on the purpose and scope of the Plan update. Key scope items were discussed, and first drafts of preliminary surveys were provided. Upon discussion, it was decided that consultant facilitation is warranted, and staff would solicit proposals for this work.

At the February 2026 meeting, staff provided a progress report on the Plan update process along with an updated schedule.

Between March and June 2026, four strategic plan surveys were circulated: one to Northstar customers, one to Martis Valley Water System customers, one to all NCS D Staff, and one to Board members and management staff.

A Board workshop was held on June 5, 2026, led by Maggie Steakley with the Glen Price Group to inform preparation of the Strategic Plan Update.

DISCUSSION: Maggie has now prepared a draft Strategic Plan Update that considers feedback received from staff and the Board. The plan defines the purpose of the plan and includes the vision, mission, core values, and goals for the District as collectively decided at the workshop.

FISCAL / RESOURCE IMPACTS: GPG's fee for consulting services totals \$14,820. Staff time has been required to administer surveys and communications, synthesize input, support the workshop, and develop the detailed Work Plan (SMART initiatives and performance measures). Other minor costs include survey tools and communications / outreach.

RECOMENDATION: Receive this report and provide any feedback on the draft Strategic Plan Update as desired. No formal action is requested currently as staff continues work consistent with prior Board direction.

ATTACHMENTS: Draft Strategic Plan Update

DATE PREPARED: July 8, 2026.

Northstar Community Services District

Strategic Plan Draft

2026-2031

Introduction	1
About the Northstar Community Service District	1
About the Community Served by the Northstar Community Service District	2
Why a Strategic Plan Matters	2
Vision	3
Mission Statement	3
Core Values	3
Framework, Goals & Workplans	3

Introduction

The Northstar Community Services District (NCSD) serves the community of Northstar, California, by delivering essential local services and stewarding community infrastructure. Our work spans day-to-day municipal operations as well as long-range asset stewardship to keep the Northstar and nearby communities safe, functional, and well-maintained year-round.

This 2026-2031 strategic plan reflects our community's priorities. The planning process included community input through surveys, work with a core planning team of NCSD leadership and staff, and guidance from our Board of Directors. That input was translated into a clear vision and mission, critical goals, and practical implementation workplans. Together, they provide a shared framework to:

- Align budgets and capital planning with the community's highest priorities
- Maintain high service reliability and transparency
- Strengthen communication and accountability
- Provide clear financial reporting
- Guide decision-making on major projects and long-term infrastructure investment

About the Northstar Community Service District

NCSD was founded in 1990 to provide public services in the Northstar community. Today, the District delivers water, sewer, fire and emergency medical response, road maintenance, energy, forest fuels management, snow removal, solid waste services, and recreational trails. These services are funded through water, sewer, and solid waste user fees; grants; county contracts; reimbursement contracts; and property and parcel taxes.

In 2015, through a contract with the Placer County Water Agency, the District acquired full ownership and operational responsibility of the Martis Valley Water System. This acquisition expanded District boundaries and enabled water services to the Lahontan, Martis Camp, and Schaffer's Mill communities.

The NCSD is governed by a five-member, elected Board of Directors composed of registered voters from the communities served by the District. The Board sets District policy and provides oversight. Day-to-day operations

are led by a board-appointed General Manager.

Looking ahead, the District will continue delivering high-quality service as the service area evolves and grows.

About the Community Served by the Northstar Community Service District

NCSD serves the Northstar, Lahontan, Martis Camp, and Schaffer's Mill communities. Collectively, NCSD provides services to approximately 2,160 residences and 142 commercial properties. While there are only 639 full-time registered voters, the population can exceed 18,000 when including second-home owners and visitors during peak seasons.

The Northstar area is a four-season destination with diverse neighborhoods that meet a range of needs and preferences– from golf course settings to luxury mountainside properties. The Northstar California Resort (a Vail company) features 3,170 skiable acres, 20 lifts, and 100 trails, along with a Nordic center and ice skating rink in winter. In summer, the resort offers an expansive, lift-served downhill mountain bike park, an 18-hole, par-72 golf course surrounded by scenic Martis Valley, and scenic gondola and chairlift rides, that provide access to hiking, sightseeing, and panoramic views of the Sierra and Lake Tahoe.

The communities NCSD serves are located just a few short miles from Lake Tahoe – “the Gem of the Sierra”, which sits high in California's Sierra Nevada, ringed by granite peaks and dark conifer forests. The region's natural environment is a mosaic of alpine and subalpine habitats shaped by elevation, weather, and fire. Jeffrey pine, lodgepole pine, and red fir dominate many slopes. Aspen groves flare yellow in fall, and meadows host wildflowers after the snowmelt. Creeks and wetlands feed the lake and provide refuge for birds and small mammals, while exposed rock and thin soils at higher elevations support hardy mountain plants.

Winter transforms the landscape. Pacific storm systems can deliver intense snowfall, and the community's high passes and neighborhoods regularly see totals that would be extraordinary in most parts of the United States. In many winters, several feet can fall in a single storm cycle, and seasonal accumulations can reach multiple hundreds of inches at higher elevations. The snow does more than coat the landscape; it reshapes travel, blankets roads, muffles sound, and loads roofs and trees.

Reliable plowing and road maintenance keep residents connected to essential services such as groceries, work, and medical care. These services also keep emergency routes open when visibility drops and roads are buried under drifting snow. Utility crews respond to storm impacts on infrastructure, while the fire department handles everything from vehicle collisions on icy grades to injured skiers/snowboarders on the ski hill. During extended storms, local government, transit, and public services become the backbone that allows our mountain community to function. Furthermore, access to the Martis Valley Trail is plowed and maintained during winter months to provide ongoing recreational opportunities to residents and visitors.

Across all seasons, the region's extraordinary environment offers recreation opportunities, while also requiring dependable public utilities and emergency services that keep residents and visitors safe and healthy.

Why a Strategic Plan Matters

This strategic plan will guide NCSD over the next five years and ensure individual projects and year-to-year decisions are coordinated and guided by a clear long-term vision and strategy. It provides a shared framework to:

- Focus resources on what matters most: Ensure operating budgets and capital investments are aligned with community priorities and maintain a high level of quality
- Ensure transparency: Clarify what will be done, where the organization is focused, and what will come in the future
- Support accountability: Define measurable outcomes and objectives
- Reduce long-term costs and risk: Plan proactively for long-term infrastructure maintenance and investment, compliance, and sustainability

Vision

NCSD seeks to contribute to a Northstar community that is a thriving, healthy, safe, and beautiful place to live and recreate; where services and infrastructure are provided efficiently, effectively, sustainably, and at a high level of quality.

Mission

The Northstar Community Services District delivers a high level of core public services and sustainable operations to maintain and enhance the quality of life in the community.

NCSD core public services are: water, sewer, fire and emergency medical response, road maintenance, biomass energy, forest fuels management, snow removal, solid waste services, and recreational trails.

Core Values

Our core values serve as general guiding principles. They are a compass for helping us make key decisions in pursuit of the organization's mission and service to our community

- We are committed to "best in class" services
- We are committed to maintenance and replacement of infrastructure
- We make responsible financial decisions that support the needs of our community
- We support environmental stewardship in line with our community partners
- We build and maintain mutual trust and respect with our staff, customers, and partners
- We work to create efficiencies in our services, staffing, and use of technology to increase effectiveness
- We uphold transparency and support clear communication (ex: through our Board meetings, financial reporting, personnel guide, policy manuals, and cross-departmental collaboration)
- We support a workforce that is healthy, productive, and motivated
- We maintain and build collaborative community partnerships and are sensitive to community needs

Framework, Goals & Workplans

The 2026-2031 NCSD strategic plan is organized around the organization's core services. In addition, NCSD has identified organizational strengthening and sustainability as a core area of focus, which includes key elements such as leadership, communication, financial stability, and partnerships. Each area includes a goal statement that describes the desired impact towards which workplans are directed. Each area also includes a workplan that describes the steps along the path, timelines, and responsibilities to achieve those goals.

1. Water

2. *Sewer*
3. *Fire and Emergency Medical Response*
4. *Road Maintenance*
5. *Energy*
6. *Forest Fuels Management*
7. *Snow Removal*
8. *Solid Waste Services*
9. *Recreational Trails*
10. *Organizational Strengthening and Sustainability*

Goals:

Water: Ensure a safe, reliable, sustainable water supply, and conveyance and storage system for today and the future.

Sewer: Provide dependable wastewater collection, proactive maintenance, and long-range investment in infrastructure to sustain and modernize the sewer system to the benefit of public health and the environment.

Fire and Emergency Medical Response: Sustain and enhance fire and emergency response to protect life, property, and the environment.

Road Maintenance: Maintain safe, reliable, accessible roads and invest in long-range infrastructure for road rehabilitation that supports residents, visitors, and essential services year-round now and in the future.

Forest Fuels Management: Reduce wildfire risk and improve forest health through strategic, sustained fuels mitigation and restoration tactics.

Energy: Optimize forest fuels management by providing a market for hazardous woody biomass to generate local renewable energy while restoring regional forest and watershed health and wildlife habitat.

Snow Removal: Provide efficient, consistent, and responsive snow removal through strong staffing and reliable equipment.

Solid Waste Services: Ensure dependable, equitable, and cost-effective solid waste services that meet the needs of residents and support community cleanliness.

Trails: Maintain trails and invest in trail system development through long-term planning and partnerships.

Organizational Strengthening and Sustainability: Strengthen organizational capacity through effective governance, enhanced financial reporting, approachable and accountable management, meaningful staff engagement, community outreach, and an exemplary service culture.



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AGENDA ITEM #10

Director Reports

There is no written report for this agenda item.



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General Manager
Mike Geary, PE

General Manager's Report

DATE: July 15, 2026
TO: District Board Members
FROM: Mike Geary, General Manager
SUBJECT: General Manager's Report – For Information Only

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

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

- Direct Reports – weekly with Fire Chief, Director of Finance and Accounting, HRAM / Board Secretary, and Director of Public Works.
- Northstar CFD #1 – counsel and bondholders' counsel.
- FY 2026/27 Budget – DFA Plexico, HRAM Zangara, Chief Gibeaut and DPW Martin.
- Administration Department Lunch – staff.
- Utility Operations Supervisor Evans.
- Five-Year Strategic Plan – three meetings with consultant and DPW Martin.
- Welcome new Administrative Specialist Lisa Jensen Lunch - staff
- MVT Funding Opportunity – NTCA staff, local special district representatives, DPW Martin.
- Monthly Administration Dept. – staff.
- Monthly Board Meeting Prep – HRAM Zangara, UOS Evans, DPW Martin, AM Plexico, Chief Gibeaut.
- District BBQ – Admin Dept. hosted all staff.
- T-TSA Monthly General Managers Meeting.
- Director Radanovich.
- Personnel Management – HRA Zangara, DPW Martin.

DATE PREPARED: July 10, 2026



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General Manager

Mike Geary, PE

Fire Chief

Jason Gibeaut

DATE: July 15th, 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:

- Meetings with each shift to brief and discuss recently approved FY 2027 budget.
- Conduct semi-annual Captains meeting for the purposes of strategic alignment and to bridge the gap between administrative leadership and frontline firefighters.
- Work on updating the fee schedule to be brought before the Board for review/approval in either June or July of this year.
- Review District's Strategic Plan outline drafted by consultant.
- Write 1st draft policies for lithium battery and EV fires for Captains to review.
- Researched and locked-in future ladder testing and hose testing contracts for services.
- Bi-monthly meetings with Fuels Management to discuss upcoming season's required work.
- Perform plans review submittals and construction inspections (new residential construction, deck remodels, battery storage, etc....)
- Re-inspect state mandated occupancies to discover if owners mitigated past recorded violations.
- Attached is a report reflecting the number and types of calls NFD was dispatched over the last month.

FUELS MANAGEMENT

Forest Fuels Reduction Projects

The Fuels Management Department has initiated FY 2027 forest fuels reduction projects utilizing the three contractors approved by the NCSD Board of Directors during the June Board meeting. Prior to the start of field operations, pre-treatment photo points were established and documented for each project area. Progress updates on Measure U and grant-funded forest fuels reduction projects will be included in future NCSD Board of Directors reports.

Curbside Green Waste Pick-Up Program

The FY 2026 Curbside Green Waste Pick-Up Program concluded with its final collection on June 29, 2026. Collection volumes for the final two pick-up dates were as follows:

- June 8 – 330 cubic yards
- June 29 – 236 cubic yards

The FY 2026 program collected a record **894 cubic yards** of green waste, establishing a new annual high for biomass diverted through the curbside collection program.

Residential Insurance Packet

Forestry Assistant Cooper Johnson has been developing a residential insurance information packet to assist property owners who are seeking to obtain or retain homeowners' insurance coverage. The packet is currently being used for two properties where owners are either pursuing premium reductions or attempting to maintain coverage after receiving notices of non-renewal from the California FAIR Plan (or, other major insurance carriers). The long-term effectiveness of the packet has not yet been determined but will continue to be evaluated as additional data becomes available.

Defensible Space Program

The Fuels Management Department continues to conduct defensible space inspections for short-term rentals, real estate transactions, voluntary inspections, and condominium and townhome associations. Inspections are performed using the Survey123 application with ongoing support from the NCSD Information Technology Department. The Northstar Fire Department HUB continues to be updated and refined to improve public access to information and inspection resources.

Future Board reports will include a summary of inspection activity, including the total number of inspections completed and a breakdown by inspection category.

Forest Health Monitoring

The Fuels Management Department has conducted field surveys throughout the project season to evaluate the overall health and condition of the forest within the Wildfire Prevention Zone (WPZ). Recent observations have identified several Jeffrey pines (*Pinus jeffreyi*) exhibiting progressive top-down crown mortality. At this time, no definitive evidence of bark beetle activity or foliar disease has been observed, and the cause of decline remains under investigation. Potential contributing factors currently being evaluated include:

- Root disease
- Drought-related hydraulic failure
- Root damage
- Environmental stress

The Department will continue monitoring affected trees and, if necessary, coordinate with forest health specialists to further investigate the cause of the observed decline and determine whether management actions are warranted.

Respectfully Submitted,
Jason Gibeaut
Northstar Fire Chief

Filter statement

Filters

Incident onset6/18/26 to 7/15/26

Incident statusLocked

Incident Types (NERIS)

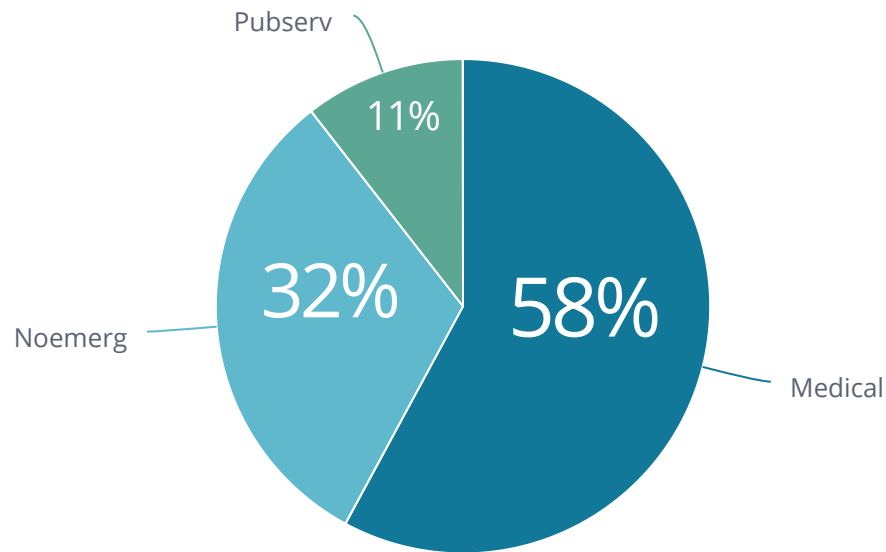
Count of Incidents	Count of Medical Incide...	Count of Fire Incidents (...)	Count of Other Incidents...	Mutual Aid Given or Rec...
Count of Incidents 19 Count of Exposures0	Count of EMS Calls 11 Percent of EMS Calls57.89%	Count of Fire Calls 0 Percent of Fire Calls0%	Count of Other Calls 8 Percent of Other Calls42.11%	Aid Given 0 Aid Received11

Filter statement

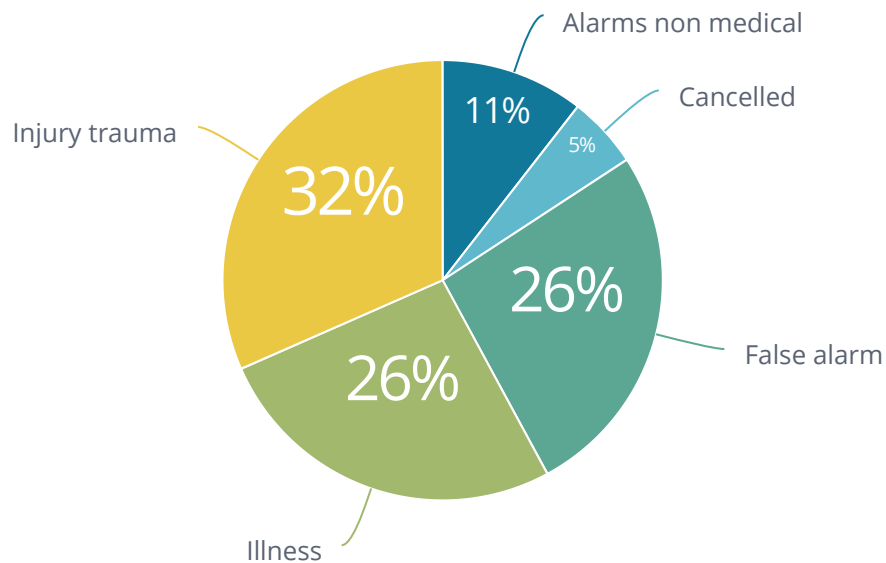
Filters

Incident onset6/18/26 to 7/15/26 | Incident statusLocked

Primary Incident Type by Category



Primary Incident Types by Subcategory





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General Manager

Mike Geary, PE

Public Works Report

DATE: July 15, 2026
TO: Board of Directors
FROM: Eric Martin, Director of Public Works
SUBJECT: Public Works Report – For Information Only

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

DISCUSSION:

- **Martis Valley Trail**
 - Segment 3F: DPW Martin met with Lahontan Regional Water Quality Control Board and PR Design Representatives for a post construction permit closeout inspection.
 - Segment 4: DPW Martin met with Auerbach and Dudek representatives to scope permitting and design services to extend the Martis Valley Trail to the Tahoe Basin.
- **Wood Energy Facility:**
 - Funding:
 - Awards are anticipated to be released this quarter for the \$1M application for US Forest Service Community Wood Energy Grant Program funding and \$3M application for the CalFire Wood Products and Bioenergy Grant Program.
 - Potential funding continues to be pursued with Placer County, Tahoe Mountain Resorts Foundation, Tahoe Truckee Community Foundation, and the Tahoe Fund.
 - Project Delivery: Staff will proceed with the traditional design, bid, build approach to project delivery. A Value Engineering design proposal is being coordinated with PR design. It is being proposed that construction be broken into three contracts: a site preparation contract, a heat delivery contract and a facility construction contract.
 - Boiler Equipment: Staff is coordinating delivery with Messersmith to store the boiler equipment at the Corporate Yard until the site is prepared for installation.
- Operations Department Electric Vehicle Chargers are now energized.
- DPW Martin attended a meeting with regional water purveyors to discuss an update to Placer County Water Agency's (PCWA's) 2010 *Northwest Lake Tahoe Area Water System Master Plan*.

- DPW Martin hosted the University of Nevada Engineering Camp for a District Tour.

UTILITIES UPDATE:

- Senior Utilities Department staff test drove Truckee Donner PUD's electric Chevy Silverado pickup, and we have now officially ordered our first electric fleet vehicle.
- Utility operators successfully repaired a water break at the Silver Strike condominium complex.
- Utilities staff are making field preparations for the planned sewer siphon pigging project.
- Utilities staff have a planned trail closure on the Tompkins Memorial Trail at Pape's bridge scheduled in early August for bridge and boardwalk repairs.

MONTHLY WATER DATA TABLE:

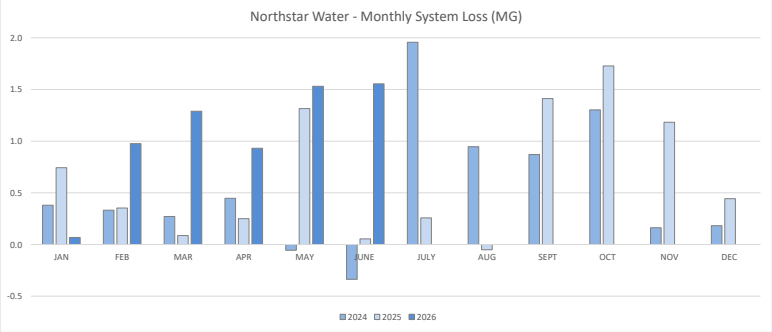
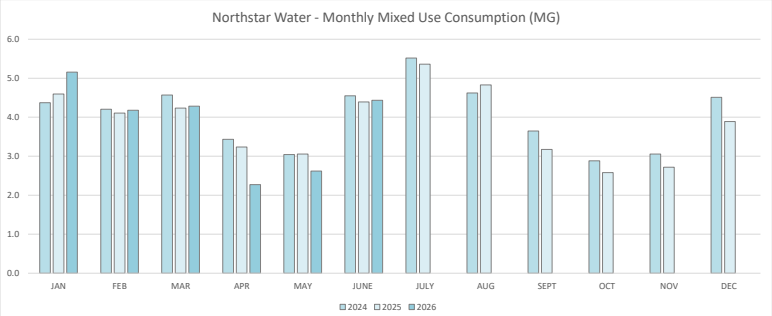
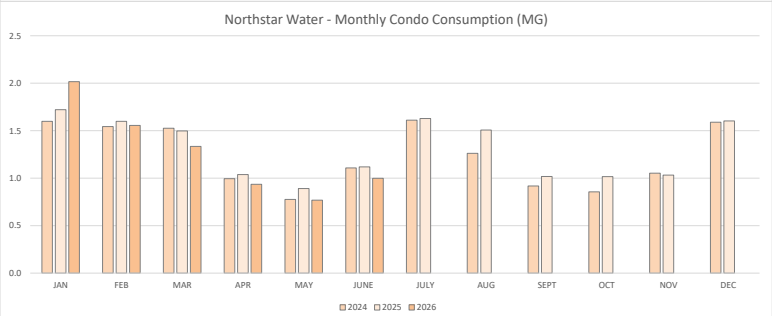
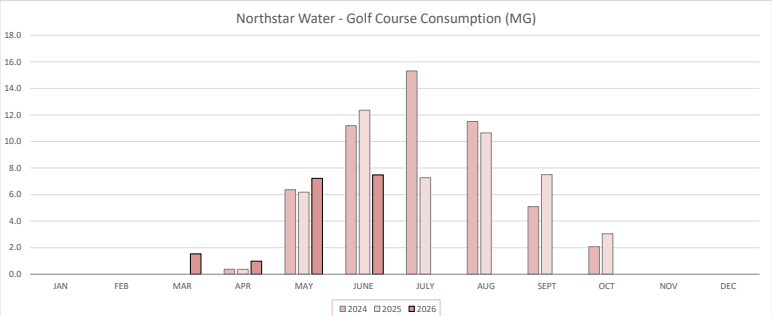
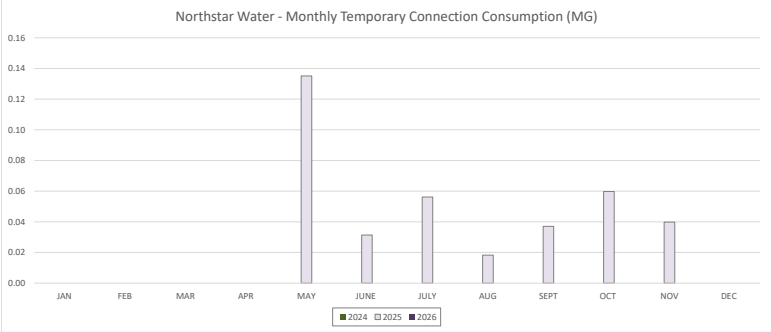
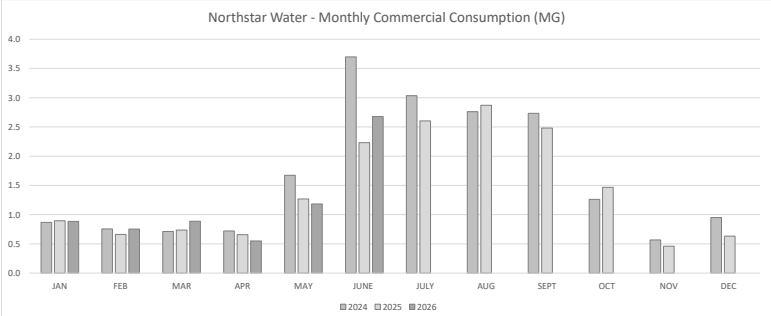
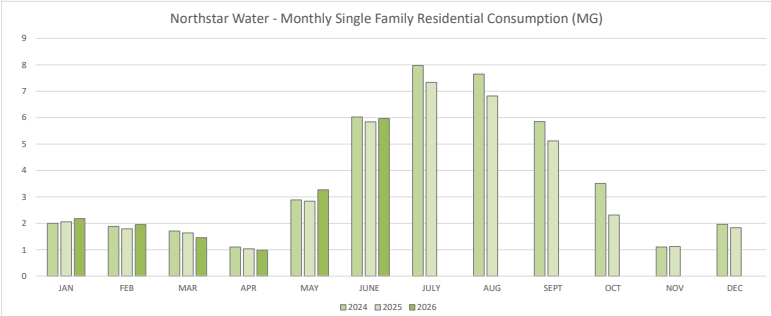
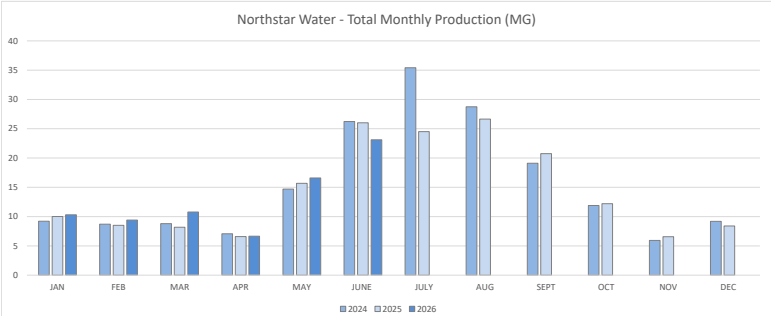
NWS Production and Pumping Data			
	June 2024	June 2025	June 2026
WTP Production	16.24 MG	15.25 MG	15.62 MG
TH1 Production	1.95 MG	9.06 MG	2.34 MG
TH2 Production	8.04 MG	1.71 MG	5.16 MG
TH1 Static Level / Pumping Level	21.4' / 41.7'	35.6' / 54.8'	14.0' / 31.9'
TH2 Static Level / Pumping Level	36.2' / 110.2'	30.2' / 104.2'	29.3' / 99.4'
Northstar Drive BPS	0.00 MG	0.69 MG	0.52 MG
Spring Collection & Storage Data			
Reservoir A Volume (180 AF Capacity)	157 AF (87%)	144 AF (80%)	144 AF (80%)
Reservoir A Elevation (Max = 6,985')	6,982.5'	6,981.0'	6,981.0'
Big Springs	525 GPM	425 GPM	410 GPM
Sawmill Flat	82 GPM	56 GPM	42 GPM
Maximum Storage in Tanks = 3.6 MG	2.4 MG	2.3 MG	2.1 MG

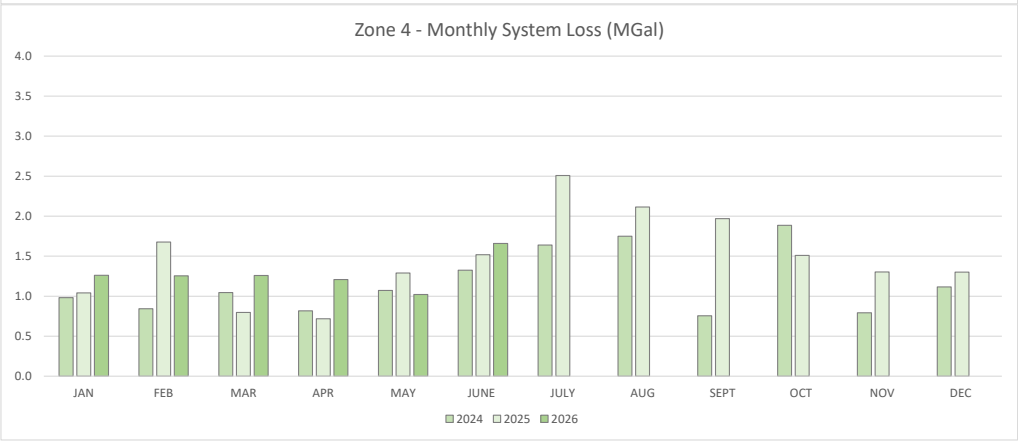
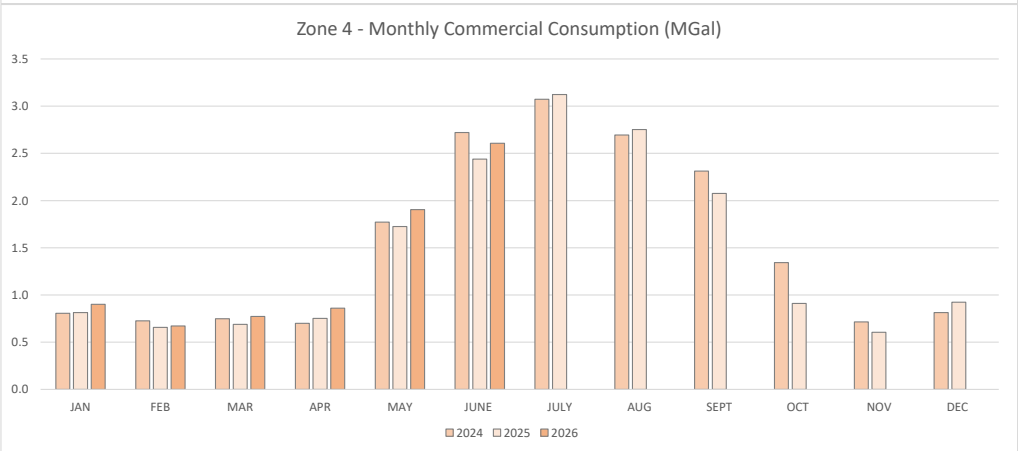
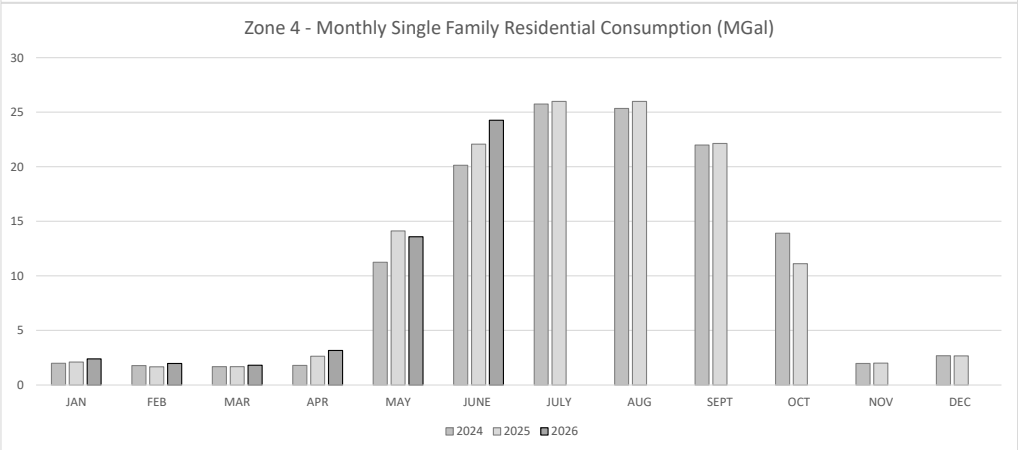
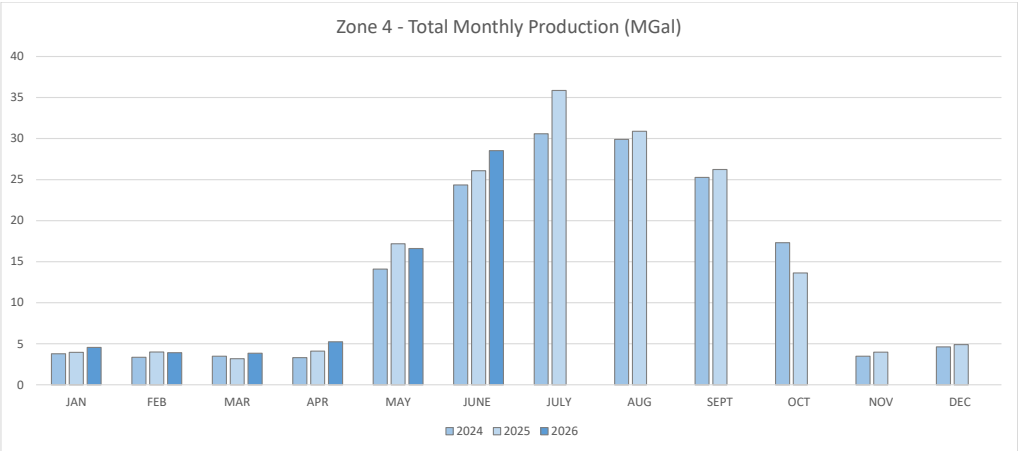
MVWS Production and Pumping Data			
	June 2024	June 2025	June 2026
Well 1 Production	0.00 MG	2.78 MG	6.63 MG
Well 2 Production	23.26 MG	18.52 MG	19.15 MG
Well 3 Production	1.09 MG	4.79 MG	2.75 MG
Well 1 Static Level / Pumping Level	195.3' / n/a	187.1' / 220.4'	212.0' / 250.6'
Well 2 Static Level / Pumping Level	182.9' / 249.4'	179.3' / 237.7'	206.3' / 264.0'
Well 3 Static Level / Pumping Level	261.1' / 358.1'	274.6' / 384.7'	274.4' / 383.5'

DATE PREPARED: July 8, 2026

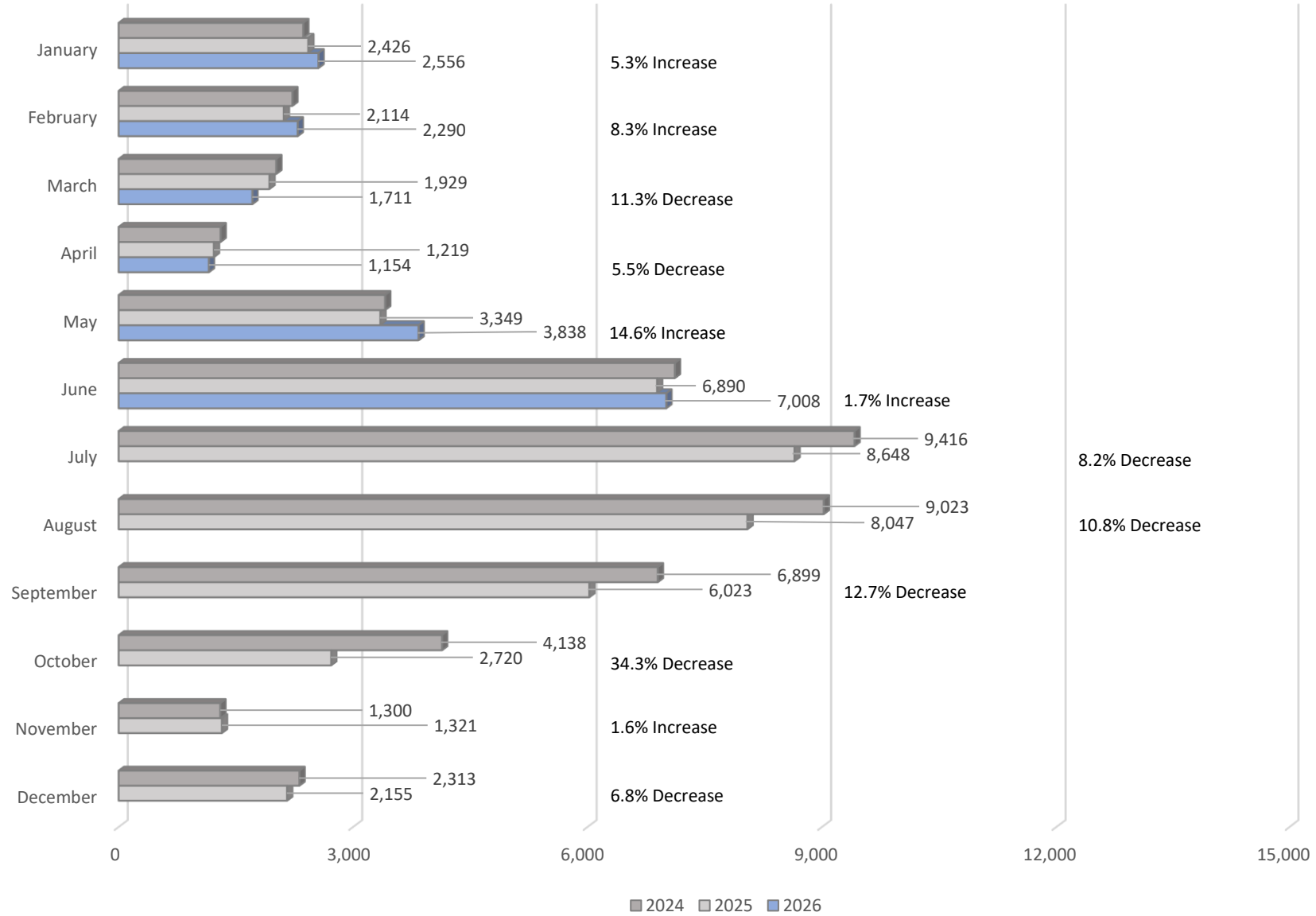
ATTACHMENTS:

1. Water System Production and Consumption Trends

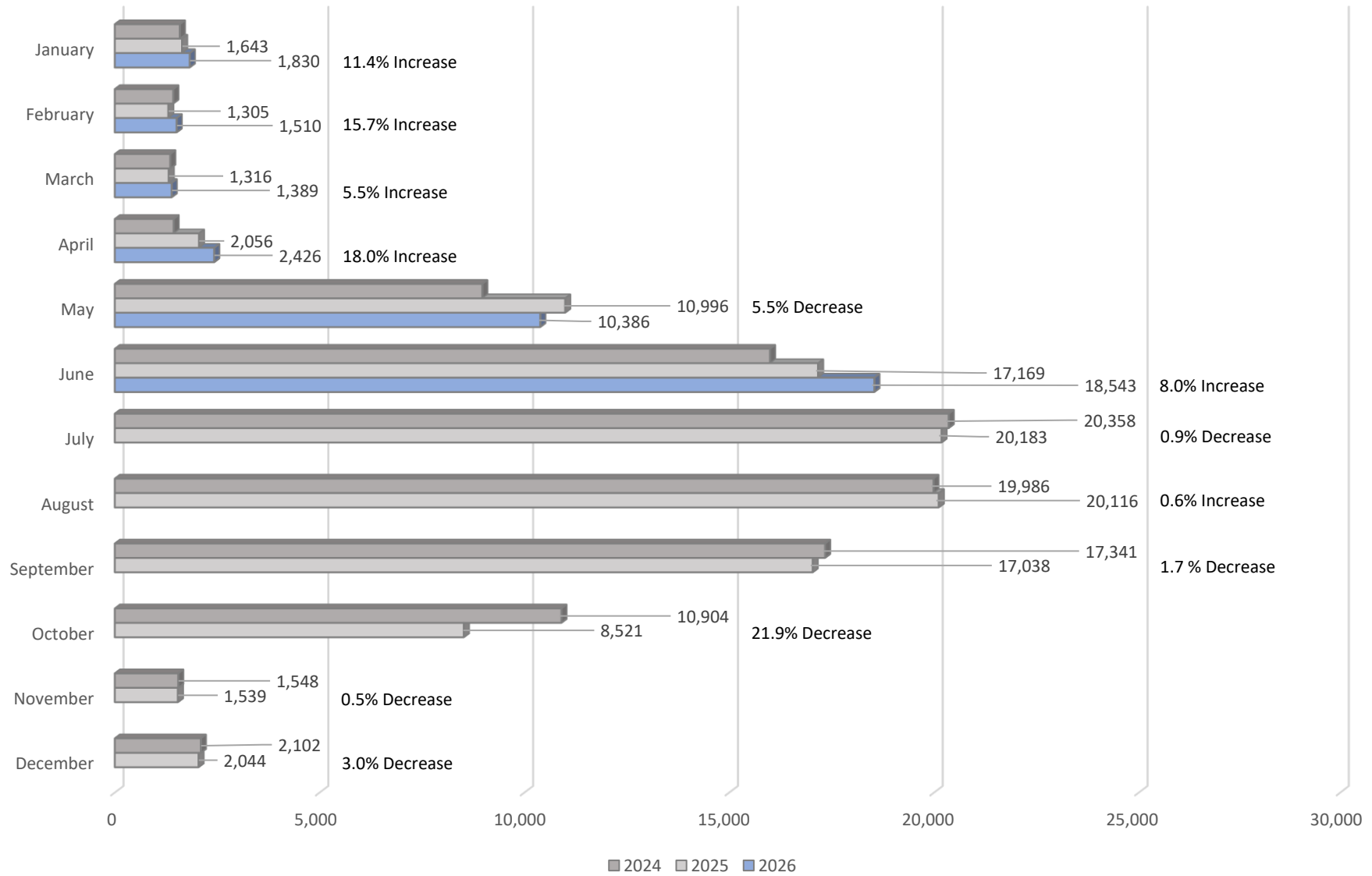




Northstar Water System Average SFR Monthly Consumption (Gallons)



Zone 4 Water System Average SFR Monthly Consumption (Gallons)





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Administrative Report

DATE: July 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:

- The 2026 Reno Aces Baseball Game scheduled for Friday, August 7 at 6:35 P.M. This year the game will be in the Coors Light Party Zone.
- HRAM Zangara is overseeing training for the new Administrative Specialist, Lisa Jensen. Lauren Swanson is conducting most of the training.
- Assisting the GM with Work Plan development

ATTACHMENTS: None

DATE PREPARED: July 8, 2026

Calendar for NCSD 2026

JANUARY	FEBRUARY	MARCH
	• 1st & 2nd Quarter Financial Reporting • Ethics Training	• File Form 700 by April 1 • FY 2025 Audit Report • Budget Draft 1 • WEF – Award of Bid
APRIL	MAY	JUNE
• Budget - Draft 2 • Harassment Training	• Budget – Draft 3 • 3rd Quarter Financial Reporting • MUOC Annual Report • Election Services Resolution	• Approve FY2025/2026 Budget • Resolutions for user fees on tax rolls • Reserve Schedule A & B • Resolution to place delinquent Water charges on the Tax Roll • June 3 - Ribbon Cutting Ceremony for Martis Valley Trail
JULY	AUGUST	SEPTEMBER
• Budget needs to be in place • Finance Training • ACES Game - TBD		• 4th Quarter Financial Reporting • Establishment of Fee Schedules - NFD
OCTOBER	NOVEMBER	DECEMBER
	• 1st Quarter Financial Reporting • Measure U Annual Fiscal Report	• Nomination of Board Officers for 2026 • FY 2025-26 external audit presentation • District Holiday Party – TBA

***Tentative**

NCSA Acronym Listing

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

NCSA Acronym Listing

MCL	Maximum Contaminant Level
MOU	Memorandum of Understanding
MSR	Municipal Services Review
MVWS	Martis Valley Water System (aka ZONE 4)
NCSA	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
