

## Notice of Determination

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To:  Office of Planning and Research  
P.O. Box 3044  
Sacramento, CA 95812-3044

County Clerk  
County of Placer  
2952 Richardson Avenue  
Auburn CA 95603

From: County of Placer  
Community Development Resource Agency  
3091 County Center Drive, Suite 190  
Auburn, CA 95603  
Shirlee Herrington, Senior CDRA Technician  
(530) 745-3132

Date received for filing at Placer County:

**Subject: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code**

State Clearinghouse Number:

2023040571

Project #:

PLN23-00265

Project Title:

NCSD Wood Energy System

APN(s):

110-081-032-000

Project Location:

908 Northstar Drive, north of the Northstar Fire Station located at 910 Northstar Drive on the same parcel, Northstar, Placer County

Project Applicant/Owner:

Northstar Community Services District

Project Description:

Development and operation of an approximately 6,000 square foot wood energy utility facility on a 1.7-acre site, including two 1-megawatt boilers, a thermal storage tank, a fuel storage bin, and a fuel metering bin; 2,835 linear feet of thermal energy distribution pipeline, and associated connections to Northstar facilities.

Entitlement(s):

Conditional Use Permit

This is to advise that Placer County ( Lead Agency or  Responsible Agency) has approved the above-described project on December 14, 2024, by the Planning Commission and has made the following determination regarding the project:

1. The project [ will  will not] have a significant effect on the environment.
2.  An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.  
 A Mitigated Negative Declaration and Addendum was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation Measures [ were  were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [ was  was not] adopted for this project.
5. A Statement of Overriding Considerations [ was  was not] adopted for this project.
6. Findings [ were  were not] made pursuant to the provisions of CEQA.
7. California State Department of Fish and Wildlife Fees (SB 1535)  
 The project has been found to be exempt and not subject to the provisions of SB 1535.  
 \$50 for County processing fees (attach No Effect Determination Form)  
 The project is not exempt and is, therefore, subject to the following fees:  
 \$2,966.25 (\$2,916.25 Fish and Wildlife plus \$50 County recording fee) for review of a Mitigated Negative Declaration  
 \$50 for County recording fees for a project previously approved and paid (attach DFW receipt)

This is to certify that the Mitigated Negative Declaration and Addendum is available to the General Public at the front counter of the Community Development Resource Center, 3091 County Center Drive, Auburn, CA 95603. For Tahoe projects, the document is available in our Tahoe office, 775 North Lake Blvd., Tahoe City, CA 96146.

Signature  Date **12/15/23**  
Environmental Coordination Services, Placer County



**PLACER COUNTY CLERK  
2023 ENVIRONMENTAL FILING FEE  
CASH RECEIPT**

RECEIPT NUMBER 31-230126
STATE CLEARING HOUSE NUMBER (if applicable) 2023040571

LEAD AGENCY	LEAD AGENCY EMAIL	DATE 06/21/2023
COUNTY/STATE AGENCY OF FILING PLACER COUNTY CLERK AUBURN		DOCUMENT NUMBER 230126
PROJECT TITLE NCS D WOOD ENERGY SYSTEM		
PROJECT APPLICANT NAME NORTHSTAR COMMUNITY SERVICES DIST	PROJECT APPLICANT EMAIL	PHONE NUMBER 530-550-6133
PROJECT APPLICANT ADDRESS ATTN RYEN TARBERT 908 NORTHSTAR DRIVE	CITY TRUCKEE	STATE CA
		ZIP CODE 96161
PROJECT APPLICANT (Check appropriate box): <input checked="" type="checkbox"/> Local Public Agency <input type="checkbox"/> School District <input type="checkbox"/> Other Special District <input type="checkbox"/> State Agency <input type="checkbox"/> Private Entity		

**CHECK APPLICABLE FEES:**

- Environmental Impact Report (EIR) \$3,839.25 \$ \_\_\_\_\_
- Mitigated/Negative Declaration (MND) (ND) \$2,764.00 \$ 2,764.00
- Certified Regulatory Program (CRP) document – payment due directly to CDFW \$1,305.25 \$ \_\_\_\_\_
- Exempt from fee
  - Notice of Exemption (attach)
  - CDFW No Effect Determination (attach)
  - Fee previously paid (attach previously issued cash receipt copy)

- Water Right Application or Petition Fee (State Water Resources Control Board Only) \$850.00 \$ \_\_\_\_\_
- County documentary handling fee \$ 50.00
- Other \_\_\_\_\_ \$ \_\_\_\_\_

PAYMENT METHOD:  Cash  Credit  Check  Other \_\_\_\_\_

TOTAL RECEIVED \$2,814.00

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE L. Millanes, DEPUTY
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FILED

JUN 21 2023

Notice of Determination

RYAN RONCO  
COUNTY CLERK OF PLACER COUNTY

To:  Office of Planning and Research  
Submitted electronically via CEQASubmit

BY: [Signature]  
From: DEPUTY  
Public Agency: Northstar Community Services District  
Address: 900 Northstar Drive  
Truckee CA 96161

Contact: Eric Martin, Director of Public Works  
Phone: 530.550.6133

County Clerk  
County of: Placer  
Address: 2954 Richardson Drive  
Auburn CA 95603

Lead Agency (if different from above):  
Address:  
Contact:  
Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2023040571

Project Title: NCS Wood Energy System

Project Applicant: Northstar Community Services District

Project Location (include county): Placer County, Northstar California

Project Description:

Community-scale wood energy system consisting of two hot water boilers, which would be heated by combustion of wood chips at a Wood Energy Utility Facility and a thermal energy distribution pipeline connected to existing heating systems within approximately 14 buildings and facilities including residential and commercial spaces, swimming pools/spas, and potentially the snow melt system for the Village at Northstar plaza. The connected facilities are currently served by natural gas-fired boilers, thus the proposed project would reduce natural gas use within the community.

This is to advise that the Northstar Community Services District has approved the above  
( Lead Agency or  Responsible Agency)

described project on June 21, 2023 and has made the following determinations regarding the above  
(date)  
described project.

- 1. The project [ will  will not] have a significant effect on the environment.
- 2.  An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.  
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
- 3. Mitigation measures [ were  were not] made a condition of the approval of the project.
- 4. A mitigation reporting or monitoring plan [ was  was not] adopted for this project.
- 5. A statement of Overriding Considerations [ was  was not] adopted for this project.
- 6. Findings [ were  were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

<https://storymaps.arcgis.com/stories/72ae17b9813c4636abf2685a1639b7b0>

Signature (Public Agency): [Signature] Title: Director of Public Works

Date: 6/21/2023 Date Received for filing at OPR: 6/21/2023

POSTED JUN 21 2023  
Through  
RYAN RONCO, COUNTY CLERK  
By [Signature]  
Deputy Clerk

# 23-01210