

# Northstar Community Services District

Callafco

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# Northstar California Resort



3170 acres of skiing  
350 unit Village  
170 room Ritz Carlton hotel  
18 hole golf course  
Mountain bike park



# NCSD formed in 1990

Water  
Sewer  
Road maint.  
Snow Removal  
Fire  
Paramedic  
Forest Fuels  
Solid Waste  
Recycling  
Trails



# Demographics

- \$10 million budget/40 FTE
- 1,800 connections
  - 1735 residential / 72 commercial
- Buildout = 3,500?
- Peak day = 20,000
- Permanent residents = 159 !!!



# Resort Services Challenges

## Seasonal Population Spikes

Massive swings in service demands  
Building/Financing/Maintaining  
the “church” for Easter Sunday



## Periodic Lulls

Training to keep skills proficient through lull periods  
PM ex: Line flushing  
Chlorine residuals



# Resort Services Challenges

## Second Homeowner Community

Communicating with constituents  
Rate justification  
Expectation management

## High cost of living

Affordable housing  
Employee recruitment/retention  
EMS response

## Development Unknowns/ Master planning



# In Summary

Manage what you can  
Remember purpose  
Questions?

