

COUNTY OF NEVADA

NORTH SAN JUAN FIRE SUPPRESSION SYSTEM

FINAL FEE STUDY REPORT

November 15, 2023



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**NORTH SAN JUAN FIRE SUPPRESSION SYSTEM
PRELIMINARY FEE STUDY REPORT**

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I. EXECUTIVE SUMMARY

Sauers Engineering, Inc. was retained by the County of Nevada (County) to conduct a Cost of Service and Fee Study (Study) for the proposed North San Juan Fire Suppression System. The purpose of the Study was to look at all operational expenses and provide recommendations for a fee that will insure operational, maintenance, and administrative needs are met. The Study includes a review of revenue requirements and a cost of service allocation in support of a new zone of benefit based annual assessment.

The specific objectives of the Study included the following tasks:

Inventory all of the proposed new water infrastructure including pipelines, valves, wells, water storage tanks, and pumping equipment.

Based on time of installation, types of materials, and/or proposed purchase date, determine the estimated service life and time of replacement for the proposed facilities and equipment.

Determine the current replacement costs for all of the facilities and equipment to be included in the fee analysis.

Review historic data for the County's ongoing administration and operation and maintenance costs.

Look at the number of benefiting parcels and evaluate the impacts of any potential improvements to the system.

Determine annual service charges that fully support operations and maintenance, replacement, and capital improvements.

Prepare a report which presents the current revenue information and recommended fee, including methodology and supporting analysis.

Review of Findings and Recommendations

This report recommends that the County create an annual assessment of \$127.97 per parcel per year for parcels within 1,000 feet of a new fire hydrant. This assessment will cover the anticipated operation and maintenance costs and allow the County to collect funds for projected replacement projects, reserves, and emergency replacement and repair projects by a maintenance entity.

II. PROPOSITION 218 REQUIREMENTS

Implementation of a new Fire Suppression System Fee must comply with the provision of Article XIII D of the California Constitution (Proposition 218). Section 6(b) of Proposition 218 requires the local agency to meet all of the following requirements for all “existing, new or increased fees and charges.” A fee or charge shall not be extended, imposed or increased by any agency unless it meets all of the following requirements:

- (1) Revenues derived from the fee or charge shall not exceed the funds required to provide the property related service.
- (2) Revenues derived from the fee or charge shall not be used for any purpose other than that for which the fee or charge was imposed.
- (3) The amount of a fee or charge imposed upon any parcel or person as an incident of property ownership shall not exceed the proportional cost of the service attributable to the parcel.
- (4) No fee or charge may be imposed for a service unless that service is actually used by, or immediately available to, the owner of the property in question. Fees or charges based on potential or future use of a service are not permitted. Standby charges, whether characterized as charges or assessments, shall be classified as assessments and shall not be imposed without compliance with Section 4 [of Proposition 218].
- (5) No fee or charge may be imposed for general governmental services including, but not limited to, police, fire, ambulance or library services, where the service is available to the public at large in substantially the same manner as it is to property owners.

To impose a new water service charge or fee, the County is required to:

- Mail information regarding the proposed fee to every property owner,
- Conduct a public hearing at least 45 days after the mailing,
- Reject the proposed fee if written protests are presented by a majority of the affected property owners.

III. INTRODUCTION

As part of the North San Juan Fire Suppression System project, the County retained Sauers Engineering, Inc. to conduct a rate study to ensure a fair and equitable system of user charges for the North San Juan Fire Suppression System's benefiting parcels. The goal is to establish an assessment that recovers operations, maintenance and replacement costs from parcels based on their proximity to the fire system. This report documents the findings, analyses, results, and suggestions of the study.

The County is currently in the process of acquiring financing from USDA Rural Development or other sources for the North San Juan Fire Suppression System. Financing will be in the form of a grant which will cover the costs associated with the construction of the fire system. Funding for ongoing operations and maintenance will also be necessary and will be the responsibility of the property owners benefiting from the project.

Fire Suppression System

The County is proposing to construct water system facilities for fire suppression in the North San Juan community. The system will include a 330,000 gallon steel water storage tank, a well with pump, controls, and a well building, approximately 3,850 feet of 12-inch pipeline, 500 feet of 6-inch fire hydrant lateral pipeline, eleven 12-inch butterfly valves, ten 6-inch gate valves, and ten fire hydrants.

The North San Juan Fire Suppression System will provide benefit to approximately 142 parcels that are within 1,000 feet of one or more new fire hydrants. Parcels include the commercially zoned areas along the Highway 49 corridor, along with single family residences, the NSJ Community Center, Gold Country Mobile Home Park, the NSJFPD fire station, and the post office building.

IV. OPERATION AND MAINTENANCE COSTS

Operation and maintenance costs are those day to day expenses that occur while providing fire suppression water service to the benefiting parcels including personnel, materials, services, and administration. These expenses are expected to increase over time due to inflation rate, cost-of-living increases, increased energy costs, and increased maintenance costs as facilities age.

The facilities necessary to serve the fire suppression water needs of the North San Juan community are expensive and have a limited service life. Pipes, valves, hydrants, and tanks can last 60 years or more, while electric controls and pumps may last only 5 to 20 years. In order to obtain the maximum useful life, it is necessary to properly maintain the facilities.

Operation and maintenance costs have been projected for the fire suppression water system. The budget includes estimates for electrical utility costs for operation of the well pump, anticipated routine and emergency service calls, and reserves for future replacement of short-lived and long-lived assets.

Electrical Utility Cost

The operation of the well require electrical service from PG&E. For commercial services, PG&E charges a base monthly rate plus usage based on meter readings. Once the tank is filled, the well is expected to operate on a limited basis to keep up with tank evaporation and periodic usage from the fire department such as filling water tenders.

Base Rate for Shed. B-1, 3 Phase	=	\$25/month
Estimated Usage Charge	=	<u>\$20/month</u>
Annual Electrical Utility Cost	=	\$45/month = \$540/year

Short and Long-Lived Asset Reserves

Short-lived assets are those facilities that have a service life expectancy of 15 years or less. As a requirement of the USDA Rural Development finance agreement which is being used to fund the fire system project, fees must include adequate revenue to fund the replacement of short-lived assets including those to be included in the improvement project. Table IV-1 shows the short-lived asset reserve annual revenue requirement.

**Table IV-1
Short-Lived Asset Reserve**

Short-Lived Asset	Replacement Cost	Service Life Expectancy	Reserve
Well Pump and Motor	\$3,000	15 years	\$200/year
Well Telemetry and Controls	\$15,000	15 years	\$1,000/year
Total Short-Lived Asset Reserve			\$1,200/year

Long-lived assets are facilities with service life expectancy longer than 15 years, including pipelines and water storage tanks. Table IV-2 shows the long-lived assets along with their age and remaining service life, cost to replace, and annual reserve necessary to replace at the end of their service life.

**Table IV-2
Long-Lived Asset Reserve**

Long-Lived Asset and Unit Cost	Replacement Cost	Service Life Expectancy	Reserve
Distribution Pipeline, 12" PVC 3,850 ft @ \$180/ft	\$693,000	75 years	\$9,240/year
Fire Hydrant Assembly 10 @ \$9,000/each	\$90,000	50 years	\$1,800/year
Distribution Valves 11 @ \$5,000/each	\$55,000	40 years	\$1,375/year
Bolted Steel Storage Tank 330,000 gal @ \$0.85/gal	\$280,500	40 years	\$7,012/year
Total Long-Lived Asset Reserve			\$17,340/year

It is not typical that long-lived asset reserves are fully funded through fees or taxes. Most likely, replacement of these facilities will require financing, either grant, loan, or a combination, in the future. The County should consider funding a portion of the reserve to be available as a matching contribution to future funding efforts. For purposes of this study, it is assumed that the County will fund 25% of the long-lived assets.

Funded Long-Lived Asset Reserve = \$17,340 x 25% = \$4,335/year

Emergency Reserves

The County needs to maintain adequate financial reserves in order to address emergency expenditures such as damaged fire hydrants, major leaks, or loss of water from the tank. For purposes of this study, the emergency reserve will be based on responding to an emergency once every five years.

Hydrant Replacement/Leak Repair = \$15,000
 Tank Refill = \$40,000
 Total Emergency Reserve = \$55,000
Annual Emergency Reserve/5 Years = \$11,000/year

Administration Costs

Both the County and NSJFPD will have administrative expenses associated with the operation of the fire suppression system. While the County's Community Development Agency anticipates only a few hours a year, the NSJFPD anticipates more regular ongoing expenses.

County CDA, 4 hours/year x \$93/hour = \$372/year
 NSJFPD Fire Fighter, 10 hours/year x \$35/hour = \$350/year
 NSJFPD Admin, 15 hours/year x \$25/hour = \$375/year
Annual Administrative Cost = \$1,097/year

Total Annual Fire Suppression Water System Costs

Table IV-3 shows all of the annual water system costs for the North San Juan Fire Suppression System.

Table IV-3

Total Annual Fire Water System Costs

Electric Utility Cost	\$540/year
Total Short-Lived Asset Reserve	\$1,200/year
Funded Long-Lived Asset Reserve	\$4,335/year
Emergency Reserve	\$11,000/year
Administration Cost	\$1,097/year
Total Annual Fire Water System Costs	\$18,172/year

V. NEW COUNTY SERVICE AREA

The County, through LAFCO, is proposing to create a new County Service Area for parcels benefiting from the fire suppression system. A zone of benefit approach has been developed to determine which parcels in the North San Juan community will receive a direct benefit from the new system and therefore be included in the new County Service Area. Those parcels within the zone of benefit will be assessed for a portion of the annual cost for operation and maintenance of the fire suppression system.

According to the NSJFPD, fire engines generally carry 1,200 feet of supply hose. Assuming approximately 200 ft of hose is required to navigate to a given parcel, a fire engine can supply water for fire suppression on properties up to 1,000 feet from any of the fire hydrant locations. Also, the Insurance Services Office (ISO) rates areas for purposes of determining fire insurance rates. The ISO assigns a better rating to structures located within 1,000 feet of a water source (fire hydrant), which may result in lower insurance premiums. For purposes of this study, the zone of benefit will include parcels that are within 1,000 feet of a proposed fire hydrant. Figure V-1 shows the parcels included in the zone of benefit based on the 1,000 foot criteria.

According to the County's Geographical Information System, there are 142 parcels in the zone of benefit shown in Figure V-1. Table V-1 lists the parcels along with the Assessors Parcel Number and address.

VI. NSJ FIRE SUPPRESSION SYSTEM ZONE OF BENEFIT FEE CALCULATION

Each of the parcels within the zone of benefit will be responsible for an equal share of the annual cost of operation and maintenance of the fire suppression system. Based on the Total Annual Fire Water System Costs and on the number of parcels in the zone of benefit, the cost per parcel is calculated as follows:

$$\text{Total Annual Fire Water System Costs/Parcels in Zone of Benefit} = \text{Annual Cost per Parcel} \\ \mathbf{\$18,172/\text{year} / 142 \text{ parcels} = \$127.97/\text{year/parcel}}$$

Mobile home parks and other uses with fee parcels within the zone of benefit will be charged for each space or fee parcel associated with the legal parent parcel. These charges shall be placed on and collected through the County property tax bill for the legal parcel. The proposed parcels with more than one parcel charge per legal parcel is presented below:

<u>APN</u>	<u>Charges</u>	<u>Cost per Charge</u>	<u>Total Charge</u>
060-130-021	26	\$127.97	\$3,327.22

VII. RECOMMENDATIONS

Once constructed, the North San Juan Fire Suppression System will require ongoing operation and maintenance as well as future replacement of facilities. In order to have the funding

available as it is needed, parcels that directly benefit from the fire system should be assessed annually with the funds to be placed in a restricted account to only be used for the fire system. Sauers Engineering, Inc. recommends the County create an annual parcel based fee to ensure adequate revenues are accrued to cover O&M costs, necessary capital improvements and emergency repairs. The following steps are recommended:

1. The County, through LAFCO, create a new County Service Area which includes parcels that are within 1,000 feet of a new fire hydrant. LAFCO will need to be asked to authorize creation of a new County Service Area to provide fire suppression services to the new zone of benefit.
2. Comply with the provision of Article XIID of the California Constitution (Proposition 218) including conducting a public hearing and rejecting the proposed fee if written protests are presented by a majority of the affected property owners.
3. Assess annually each parcel in the new County Service Area an equal portion of the total annual fire water system cost.
4. Periodically revisit the calculation of the annual fee and make adjustments as may be appropriate. It is recommended rates be reviewed annually and if needed, the rate be increased at a minimum by the Engineering News Record Construction Cost Index for California Cities.

Figure V-1 Zone of Benefit

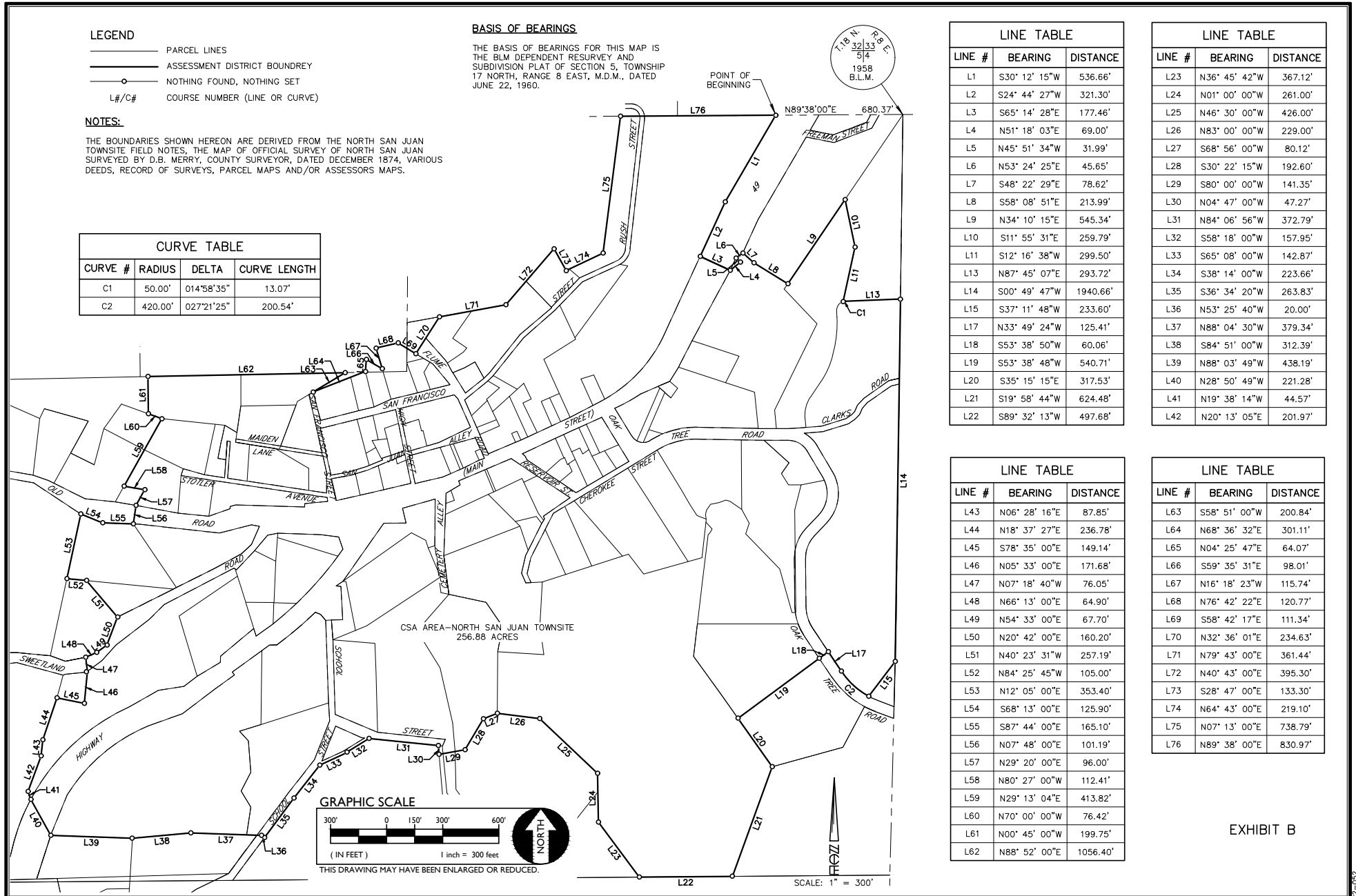


EXHIBIT B

**Table V-1
Zone of Benefit Parcels**

APN	Site Address	Site Address PO and Zip	Mailing Address	Mailing PO and Zip
060-090-053	10200 STOTLER AVENUE	North San Juan, CA 95960	POB 1001	NEVADA CITY, CA 95959
060-090-053	10202 STOTLER AVENUE	ADU North San Juan, CA 95960	POB 1001	NEVADA CITY, CA 95959
060-090-028	10184 MAIDEN LANE	North San Juan, CA 95960	POB 543	NORTH SAN JUAN, CA 95960
060-090-042	10100 MAIDEN LANE	North San Juan, CA 95960	101 COMMERCIAL ST	PRINCETON, CA 95970
060-090-015	10048 MAIDEN LANE	North San Juan, CA 95960	101 COMMERCIAL ST	PRINCETON, CA 95970
060-090-055	10198 STOTLER AVENUE	North San Juan, CA 95960	196 CINEMA ST	SACRAMENTO, CA 95823
060-090-007	10164 STOTLER AVENUE	North San Juan, CA 95960	POB 571	NORTH SAN JUAN, CA 95960
060-090-058	10150 STOTLER AVENUE	North San Juan, CA 95960	101 COMMERCIAL ST	PRINCETON, CA 95970
060-090-059	10080 STOTLER AVENUE	North San Juan, CA 95960	POB 646	NORTH SAN JUAN, CA 95960
060-090-061	10060 SAN FRANCISCO STREET	North San Juan, CA 95960	POB 646	NORTH SAN JUAN, CA 95960
060-090-005	10244 OLD ROAD	North San Juan, CA 95960	P O BOX 78	NORTH SAN JUAN, CA 95960
060-090-009	10204 OLD ROAD	North San Juan, CA 95960	POB 554	NORTH SAN JUAN, CA 95960
060-090-010	28348 SWEETLAND ROAD	North San Juan, CA 95960	POB 524	NORTH SAN JUAN, CA 95960
060-090-016	10116 SAN FRANCISCO STREET	North San Juan, CA 95960	14249 GAGELY DR	LA MIRADA, CA 90638
060-090-017	10148 SAN FRANCISCO STREET	North San Juan, CA 95960	16291 MIRAMAR PL	SAN LEANDRO, CA 94578
060-120-001	10162 SAN FRANCISCO STREET	North San Juan, CA 95960	113 MARTIN ST	NEVADA CITY, CA 95959
060-120-002	10182 SAN FRANCISCO STREET	North San Juan, CA 95960	POB 486	NO SAN JUAN, CA 95960
060-120-003	10110 FLUME STREET	North San Juan, CA 95960	326-F DAVIS ST	GREENFIELD, MA 01301
060-120-004	10090 FLUME STREET	North San Juan, CA 95960	POB 62	NORTH SAN JUAN, CA 95960
060-090-047	10095 SAN FRANCISCO STREET	North San Juan, CA 95960	10095 SAN FRANCISCO ST	NORTH SAN JUAN, CA 95960
060-090-048	10149 SAN FRANCISCO STREET	North San Juan, CA 95960	POB 2845	GRASS VALLEY, CA 95945
060-090-045	N/A	North San Juan, CA 95960	POB 2845	GRASS VALLEY, CA 95945
060-090-021	10050 HIGH STREET	North San Juan, CA 95960	POB 3521	GRASS VALLEY, CA 95945
060-090-032	10163 SAN FRANCISCO STREET	North San Juan, CA 95960	POB 135	NORTH SAN JUAN, CA 95960
060-090-049	10060 HIGH STREET	North San Juan, CA 95960	POB 667	NORTH SAN JUAN, CA 95960
060-120-074	10057 HIGH STREET	North San Juan, CA 95960	POB 138	NORTH SAN JUAN, CA 95960
060-120-057	10036 FLUME STREET	North San Juan, CA 95960	8714 DEVERON WAY	ORANGEVALE, CA 95662
060-120-057	10044 FLUME STREET	North San Juan, CA 95960	8714 DEVERON WAY	ORANGEVALE, CA 95662
060-120-057	10060 FLUME STREET	North San Juan, CA 95960	8714 DEVERON WAY	ORANGEVALE, CA 95662
060-090-034	10041 SAN FRANCISCO STREET	North San Juan, CA 95960	10587 WALKER DR	GRASS VALLEY, CA 95945
060-090-036	29250 STATE HIGHWAY 49	North San Juan, CA 95960	POB 504	NORTH SAN JUAN, CA 95960
060-090-050	10030 HIGH STREET	North San Juan, CA 95960	29306 HWY 49	NORTH SAN JUAN, CA 95960
060-090-050	29306 STATE HIGHWAY 49	North San Juan, CA 95960	29306 HWY 49	NORTH SAN JUAN, CA 95960
060-090-052	10020 HIGH STREET	North San Juan, CA 95960	20206 PET HILL DR	PENN VALLEY, CA 95946
060-120-012	29298 STATE HIGHWAY 49	North San Juan, CA 95960	145 BOULDER ST	NEVADA CITY, CA 95959
060-120-013	29318 STATE HIGHWAY 49	North San Juan, CA 95960	POB 2140	NEVADA CITY, CA 95959
060-120-017	29322 STATE HIGHWAY 49	North San Juan, CA 95960	POB 1272	PENN VALLEY, CA 95946
060-120-014	29336 STATE HIGHWAY 49	North San Juan, CA 95960	POB 1272	PENN VALLEY, CA 95946
060-120-015	29344 STATE HIGHWAY 49	North San Juan, CA 95960	POB 1272	PENN VALLEY, CA 95946
060-110-001	10121 FLUME STREET	North San Juan, CA 95960	POB 841	NO SAN JUAN, CA 95960

Table V-1
Zone of Benefit Parcels

060-110-006	10085 FLUME STREET	North San Juan, CA 95960	POB 674	NEVADA CITY, CA 95959
060-110-007	10099 FLUME STREET	North San Juan, CA 95960	11473 VAN RUITEN ST	NORWALK, CA 90650
060-110-011	10380 SAN FRANCISCO STREET	North San Juan, CA 95960	41310 VARGAS RD	FREMONT, CA 94539
060-110-009	10460 RUSH STREET	North San Juan, CA 95960	41310 VARGAS RD	FREMONT, CA 94539
060-110-015	10061 FLUME STREET	North San Juan, CA 95960	POB 853	NORTH SAN JUAN, CA 95960
060-110-016	10045 FLUME STREET	North San Juan, CA 95960	POB 42	NORTH SAN JUAN, CA 95960
060-110-017	10035 FLUME STREET	North San Juan, CA 95960	POB 42	NORTH SAN JUAN, CA 95960
060-110-014	10275 SAN FRANCISCO STREET	North San Juan, CA 95960	POB 853	NORTH SAN JUAN, CA 95960
060-110-018	29360 STATE HIGHWAY 49	North San Juan, CA 95960	POB 38	NORTH SAN JUAN, CA 95960
060-110-019	29386 STATE HIGHWAY 49	North San Juan, CA 95960	12882 BANNER LAVA CAP	NEVADA CITY, CA 95959
060-110-020	29408 MAIN STREET	North San Juan, CA 95960	13991 MOONSHINE RD	CAMPTONVILLE, CA 95922
060-110-013	29418 MAIN STREET	North San Juan, CA 95960	13991 MOONSHINE RD	CAMPTONVILLE, CA 95922
060-110-021	29424 STATE HIGHWAY 49	North San Juan, CA 95960	POB 543	NORTH SAN JUAN, CA 95960
060-110-022	29430 STATE HIGHWAY 49	North San Juan, CA 95960	29430 STATE HWY 49	NORTH SAN JUAN, CA 95960
060-110-012	10391 RUSH STREET	Nevada City, CA 95959	POB 696	NORTH SAN JUAN, CA 95960
060-110-012	29683 STATE HIGHWAY 49	Nevada City, CA 95959	POB 696	NORTH SAN JUAN, CA 95960
060-110-024	29658 STATE HIGHWAY 49	Nevada City, CA 95959	118 NURSERY ST	NEVADA CITY, CA 95959
060-110-023	29468 STATE HIGHWAY 49	Nevada City, CA 95959	909 CHESTNUT	SAINT LOUIS, MO 63101
060-091-049	28226 SWEETLAND ROAD	North San Juan, CA 95960	POB 543	NORTH SAN JUAN, CA 95960
060-091-004	28188 SWEETLAND ROAD	North San Juan, CA 95960	POB 166	NORTH SAN JUAN, CA 95960
060-091-051	28268 SWEETLAND ROAD	North San Juan, CA 95960	12160 ELM CT	AUBURN, CA 95602
060-100-013	28225 SWEETLAND ROAD	North San Juan, CA 95960	POB 929	NORTH SAN JUAN, CA 95960
060-100-004	29026 STATE HIGHWAY 49	North San Juan, CA 95960	POB 929	NORTH SAN JUAN, CA 95960
060-091-007	28325 SWEETLAND ROAD	North San Juan, CA 95960	148 ALEXANDRA AVE	CROCKETT, CA 94525
060-100-014	28299 SWEETLAND ROAD	North San Juan, CA 95960	28299 SWEETLAND RD	NORTH SAN JUAN, CA 95960
060-100-015	29086 STATE HIGHWAY 49	North San Juan, CA 95960	POB 929	NORTH SAN JUAN, CA 95960
060-091-008	28395 SWEETLAND ROAD	North San Juan, CA 95960	148 ALEXANDRA AVE	CROCKETT, CA 94525
060-091-008	29230 STATE HIGHWAY 49	North San Juan, CA 95960	148 ALEXANDRA AVE	CROCKETT, CA 94525
060-091-009	29190 STATE HIGHWAY 49	North San Juan, CA 95960	POB 324	NORTH SAN JUAN, CA 95960
060-091-010	29132 STATE HIGHWAY 49	North San Juan, CA 95960	POB 929	NORTH SAN JUAN, CA 95960
060-100-011	28953 STATE HIGHWAY 49	Nevada City, CA 95959	POB 2	NORTH SAN JUAN, CA 95960
060-100-018	10076 SCHOOL STREET	Nevada City, CA 95959	POB 2	NORTH SAN JUAN, CA 95960
060-100-018	10080 SCHOOL STREET	Nevada City, CA 95959	POB 2	NORTH SAN JUAN, CA 95960
060-100-018	10088 SCHOOL STREET	Nevada City, CA 95959	POB 2	NORTH SAN JUAN, CA 95960
060-100-018	10090 SCHOOL STREET	Nevada City, CA 95959	POB 2	NORTH SAN JUAN, CA 95960
060-100-018	29085 STATE HIGHWAY 49	Nevada City, CA 95959	POB 2	NORTH SAN JUAN, CA 95960
060-100-018	29099 STATE HIGHWAY 49	Nevada City, CA 95959	POB 2	NORTH SAN JUAN, CA 95960
060-100-010	10128 SCHOOL STREET	Nevada City, CA 95959	248 MERANO WAY	NAPA, CA 94558
060-100-009	10140 SCHOOL STREET	Nevada City, CA 95959	248 MERANO WAY	NAPA, CA 94558
060-100-008	10208 SCHOOL STREET	Nevada City, CA 95959	248 MERANO WAY	NAPA, CA 94558
060-120-056	27994 CEMETERY ALLEY	Nevada City, CA 95959	8714 DEVERON WAY	ORANGEVALE, CA 95662
060-092-002	27994 CEMETERY ALLEY	Nevada City, CA 95959	10523 WILLOW VALLEY RD	NEVADA CITY, CA 95959
060-092-006	29185 STATE HIGHWAY 49	Nevada City, CA 95959	11318 WILD CHERRY LN	NEVADA CITY, CA 95959

Table V-1
Zone of Benefit Parcels

060-100-006	10097 SCHOOL STREET		Nevada City, CA 95959	145 BOULDER ST	NEVADA CITY, CA 95959
060-130-021	10247 SCHOOL STREET		Nevada City, CA 95959	3511 DEL PASO RD STE 160 RM 240	SACRAMENTO, CA 95835
060-130-021	28018 CEMETERY ALLEY		Nevada City, CA 95959	3511 DEL PASO RD STE 160 RM 240	SACRAMENTO, CA 95835
910-000-467	10211 SCHOOL STREET	UNIT 1	Nevada City, CA 95959	10211 SCHOOL ST SP 1	NORTH SAN JUAN, CA 95960
910-000-468	10211 SCHOOL STREET	UNIT 2	Nevada City, CA 95959	POB 12	NORTH SAN JUAN, CA 95960
910-000-470	10211 SCHOOL STREET	UNIT 4	Nevada City, CA 95959	POB 171	NORTH SAN JUAN, CA 95960
910-000-471	10211 SCHOOL STREET	UNIT 5	Nevada City, CA 95959	15552 SUNNYVALE LN	GRASS VALLEY, CA 95949
910-000-472	10211 SCHOOL STREET	UNIT 6	Nevada City, CA 95959	POB 86	NORTH SAN JUAN, CA 95960
910-000-473	10211 SCHOOL STREET	UNIT 7	Nevada City, CA 95959	3511 DEL PASO RD STE 160 RM 240	SACRAMENTO, CA 95835
910-000-476	10211 SCHOOL STREET	UNIT 10	Nevada City, CA 95959	10211 SCHOOL ST SP 10	NORTH SAN JUAN, CA 95960
910-000-477	10211 SCHOOL STREET	UNIT 11	Nevada City, CA 95959	POB 780	NORTH SAN JUAN, CA 95960
910-000-479	10211 SCHOOL STREET	UNIT 13	Nevada City, CA 95959	POB 546	NORTH SAN JUAN, CA 95960
910-000-482	10211 SCHOOL STREET	UNIT 16	Nevada City, CA 95959	PO BOX 634	NORTH SAN JUAN, CA 95960
910-000-483	10211 SCHOOL STREET	UNIT 17	Nevada City, CA 95959	26968 SWEETLAND RD	NORTH SAN JUAN, CA 95960
910-000-484	10211 SCHOOL STREET	UNIT 18	Nevada City, CA 95959	POB 174	NORTH SAN JUAN, CA 95960
910-000-485	10211 SCHOOL STREET	UNIT 19	Nevada City, CA 95959	POB 406	NORTH SAN JUAN, CA 95960
910-000-489	10211 SCHOOL STREET	UNIT 23	Nevada City, CA 95959	700-525 SIERRA RD	SUSANVILLE, CA 96130
910-000-490	10211 SCHOOL STREET	UNIT 24	Nevada City, CA 95959	POB 856	NORTH SAN JUAN, CA 95960
910-000-492	10211 SCHOOL STREET	UNIT 26	Nevada City, CA 95959	PO BOX 684	NORTH SAN JUAN, CA 95960
060-130-019	10249 SCHOOL STREET		Nevada City, CA 95959	POB 290	NORTH SAN JUAN, CA 95960
060-120-021	27971 STATE HIGHWAY 49		Nevada City, CA 95959	27971 STATE HWY 49	NEVADA CITY, CA 95959
060-120-067	29337 STATE HIGHWAY 49		Nevada City, CA 95959	POB 571	NORTH SAN JUAN, CA 95960
060-120-062	27999 CEMETERY ALLEY		Nevada City, CA 95959	27999 CEMETERY ALLEY	NORTH SAN JUAN, CA 95960
060-120-071	27880 CHEROKEE STREET		Nevada City, CA 95959	POB 528	NORTH SAN JUAN, CA 95960
060-120-016	29347 STATE HIGHWAY 49		Nevada City, CA 95959	POB 525	NORTH SAN JUAN, CA 95960
060-120-055	29375 STATE HIGHWAY 49		Nevada City, CA 95959	POB 525	NORTH SAN JUAN, CA 95960
060-120-023	27922 CHEROKEE STREET		Nevada City, CA 95959	POB 299	NO SAN JUAN, CA 95960
060-120-054	10057 RESERVOIR STREET		Nevada City, CA 95959	POB 299	NORTH SAN JUAN, CA 95960
060-120-063	27896 CHEROKEE STREET		Nevada City, CA 95959	POB 341	NORTH SAN JUAN, CA 95960
060-120-077	29405 STATE HIGHWAY 49		Nevada City, CA 95959	140 DIAMOND CREEK PL STE 150	ROSEVILLE, CA 95747
060-120-076	10026 RESERVOIR STREET		Nevada City, CA 95959	POB 660	NORTH SAN JUAN, CA 95960
060-120-029	10060 RESERVOIR STREET		Nevada City, CA 95959	POB 467	NORTH SAN JUAN, CA 95960
060-120-029	27974 CHEROKEE STREET		Nevada City, CA 95959	POB 467	NORTH SAN JUAN, CA 95960
060-120-031	29423 STATE HIGHWAY 49		Nevada City, CA 95959	POB 610	NORTH SAN JUAN, CA 95960
060-120-032	29435 STATE HIGHWAY 49		Nevada City, CA 95959	29435 STATE HWY 49	NORTH SAN JUAN, CA 95960
060-120-037	27988 CHEROKEE STREET		Nevada City, CA 95959	29435 STATE HWY 49	NORTH SAN JUAN, CA 95960
060-120-033	29447 STATE HIGHWAY 49		Nevada City, CA 95959	9425 MARIA WAY	SACRAMENTO, CA 95827
060-120-034	20092 OAK TREE ROAD		Nevada City, CA 95959	POB 381	NORTH SAN JUAN, CA 95960
060-120-036	28002 CHEROKEE STREET		Nevada City, CA 95959	POB 1124	NEVADA CITY, CA 95959
060-120-035	20072 OAK TREE ROAD		Nevada City, CA 95959	29865 HWY 49	NORTH SAN JUAN, CA 95960
060-120-035	28020 CHEROKEE STREET		Nevada City, CA 95959	29865 HWY 49	NORTH SAN JUAN, CA 95960
060-110-026	20091 OAK TREE ROAD		Nevada City, CA 95959	POB 296	NORTH SAN JUAN, CA 95960
060-110-027	20061 OAK TREE ROAD		Nevada City, CA 95959	POB 381	NORTH SAN JUAN, CA 95960

Table V-1
Zone of Benefit Parcels

060-110-028	20043 OAK TREE ROAD	Nevada City, CA 95959	POB 381	NORTH SAN JUAN, CA 95960
060-110-025	29535 STATE HIGHWAY 49	Nevada City, CA 95959	POB 928	NORTH SAN JUAN, CA 95960
060-110-029	19987 OAK TREE ROAD	Nevada City, CA 95959	4354 MCROBERTS DR	MATHER, CA 95655
060-110-030	29575 STATE HIGHWAY 49	Nevada City, CA 95959	10523 WILLOW VALLEY RD	NEVADA CITY, CA 95959
060-110-031	19925 OAK TREE ROAD	Nevada City, CA 95959	POB 922	NORTH SAN JUAN, CA 95960
060-110-031	29637 OAK TREE ROAD	Nevada City, CA 95959	POB 922	NORTH SAN JUAN, CA 95960
060-110-031	29657 STATE HIGHWAY 49	Nevada City, CA 95959	POB 922	NORTH SAN JUAN, CA 95960
060-110-036	19903 OAK TREE ROAD	Nevada City, CA 95959	POB 497	NORTH SAN JUAN, CA 95960
060-110-037	10366 CLARKS ROAD	Nevada City, CA 95959	POB 679	NORTH SAN JUAN, CA 95960-0679
060-120-038	27885 CHEROKEE STREET	Nevada City, CA 95959	POB 670	NORTH SAN JUAN, CA 95960
060-120-049	27923 CHEROKEE STREET	Nevada City, CA 95959	POB 670	NORTH SAN JUAN, CA 95960
060-120-049	27925 CHEROKEE STREET	Nevada City, CA 95959	POB 670	NORTH SAN JUAN, CA 95960
060-120-049	27927 CHEROKEE STREET	Nevada City, CA 95959	POB 670	NORTH SAN JUAN, CA 95960
060-120-049	27929 CHEROKEE STREET	Nevada City, CA 95959	POB 670	NORTH SAN JUAN, CA 95960
060-120-049	27931 CHEROKEE STREET	Nevada City, CA 95959	POB 670	NORTH SAN JUAN, CA 95960
060-120-049	27933 CHEROKEE STREET	Nevada City, CA 95959	POB 670	NORTH SAN JUAN, CA 95960
060-120-041	27949 CHEROKEE STREET	Nevada City, CA 95959	27949 CHEROKEE ST	NORTH SAN JUAN, CA 95960
060-120-042	27965 CHEROKEE STREET	Nevada City, CA 95959	POB 884	NORTH SAN JUAN, CA 95960
060-120-042	27981 CHEROKEE STREET	Nevada City, CA 95959	POB 884	NORTH SAN JUAN, CA 95960
060-120-042	28003 CHEROKEE STREET	Nevada City, CA 95959	POB 884	NORTH SAN JUAN, CA 95960
060-120-043	28033 CHEROKEE STREET	Nevada City, CA 95959	PO BOX 103	NORTH SAN JUAN, CA 95960
060-130-015	27869 CHEROKEE STREET	Nevada City, CA 95959	POB 525	NORTH SAN JUAN, CA 95960
060-120-068	19986 OAK TREE ROAD	Nevada City, CA 95959	POB 44	NORTH SAN JUAN, CA 95960
060-120-068	20024 OAK TREE ROAD	Nevada City, CA 95959	POB 44	NORTH SAN JUAN, CA 95960
060-120-073	19696 OAK TREE ROAD	Nevada City, CA 95959	165 GROVE ST	NEVADA CITY, CA 95959
060-130-010	19672 OAK TREE ROAD	Nevada City, CA 95959	POB 88	NORTH SAN JUAN, CA 95960
060-120-069	19950 OAK TREE ROAD	Nevada City, CA 95959	POB 823	NORTH SAN JUAN, CA 95960
060-120-069	19962 OAK TREE ROAD	Nevada City, CA 95959	POB 823	NORTH SAN JUAN, CA 95960
060-120-045	19884 OAK TREE ROAD	Nevada City, CA 95959	14492 ROLLINGS PARK DR	GRASS VALLEY, CA 95945
060-120-046	19774 OAK TREE ROAD	Nevada City, CA 95959	14492 ROLLINS PARK DR	GRASS VALLEY, CA 95945
060-120-072	19847 OAK TREE ROAD	Nevada City, CA 95959	POB 679	NORTH SAN JUAN, CA 95960

Additional RV Park Lots on Assessors Maps 910

910-000-469	10211 SCHOOL STREET	UNIT 3	Nevada City, CA 95959	
910-000-474	10211 SCHOOL STREET	UNIT 8	Nevada City, CA 95959	NORTH SAN JUAN, CA 95960
910-000-475	10211 SCHOOL STREET	UNIT 9	Nevada City, CA 95959	NORTH SAN JUAN, CA 95960
910-000-478	10211 SCHOOL STREET	UNIT 12	Nevada City, CA 95959	NORTH SAN JUAN, CA 95960
910-000-480	10211 SCHOOL STREET	UNIT 14	Nevada City, CA 95959	NORTH SAN JUAN, CA 95960
910-000-481	10211 SCHOOL STREET	UNIT 15	Nevada City, CA 95959	
910-000-486	10211 SCHOOL STREET	UNIT 20	Nevada City, CA 95959	NORTH SAN JUAN, CA 95960
910-000-487	10211 SCHOOL STREET	UNIT 21	Nevada City, CA 95959	NORTH SAN JUAN, CA 95960
910-000-488	10211 SCHOOL STREET	UNIT 22	Nevada City, CA 95959	
910-000-491	10211 SCHOOL STREET	UNIT 25	Nevada City, CA 95959	NORTH SAN JUAN, CA 95960