

COUNTY OF NEVADA

NORTH SAN JUAN FIRE SUPPRESSION SYSTEM

FINAL FEE STUDY REPORT

November 15, 2023



Prepared by:

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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

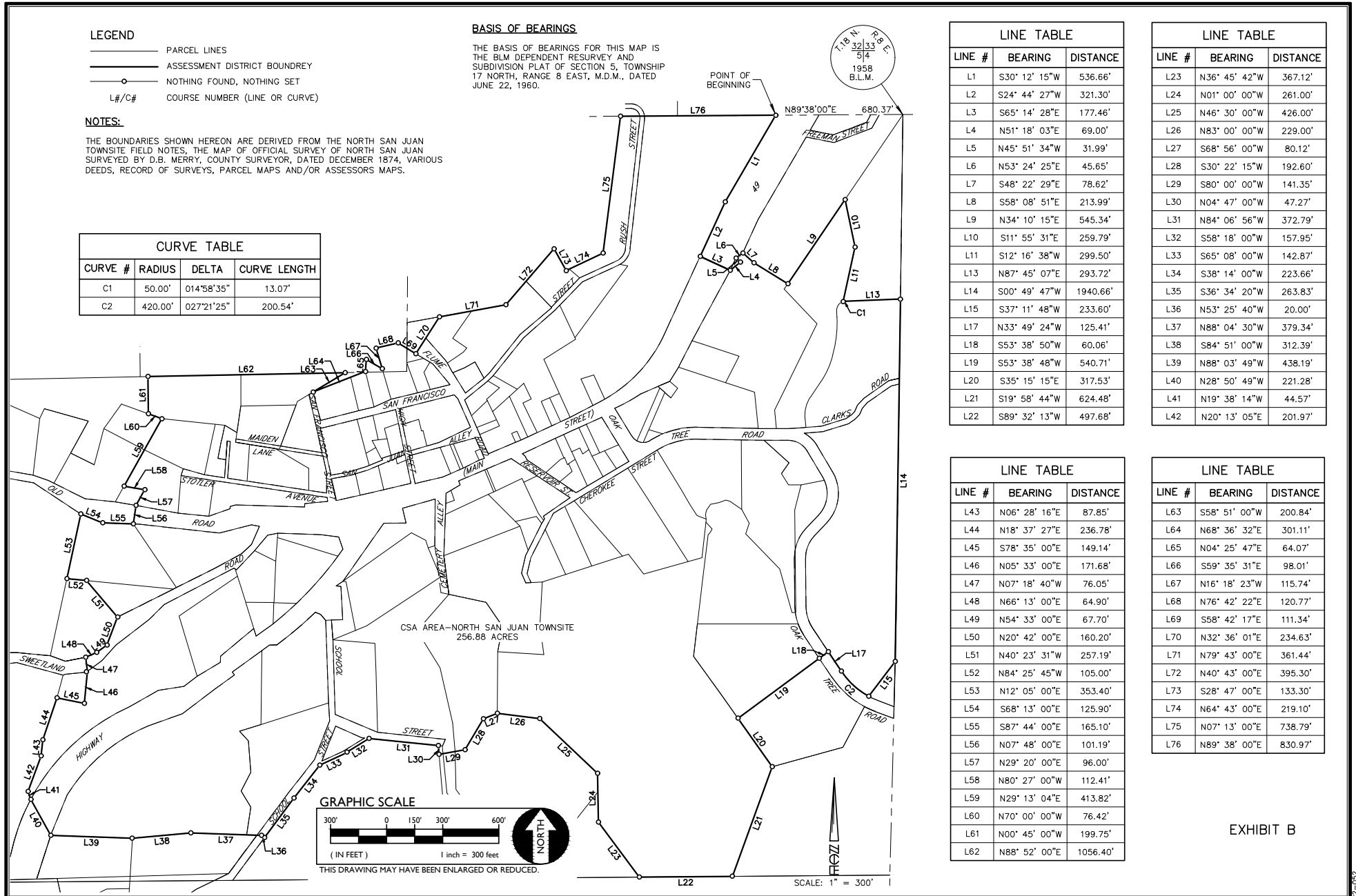


EXHIBIT B

**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 |