

## NOTICE OF PUBLIC HEARING

Notice is hereby given that on Tuesday, July 9, 2024, at 11:00 a.m. or as soon thereafter as the matter may be heard, the Nevada County Board of Supervisors will hold a public hearing to consider adoption of a resolution to form a new County Service Area (CSA) and hold a ballot election in compliance with Proposition 218 for the North San Juan Fire Suppression System. The Board of Supervisors shall consider all objections and protests, if any, to the proposed resolution and will conclude with a decision to either approve or reject the resolution. Any interested person shall be permitted to present written and/or oral testimony. The public meeting will be held at the Eric Rood Administration Center Board of Supervisors Chamber, located at 950 Maidu Avenue, Nevada City.

You have a right to attend the public meeting to discuss the proposed project, provide oral testimony, and/or submit written materials regarding these matters. Written materials and comments (an original and 9 copies) may be submitted to the Clerk of the Board at 950 Maidu Avenue, Nevada City, CA 95959, by emailing the [clerkofboard@nevadacountyca.gov](mailto:clerkofboard@nevadacountyca.gov), or by leaving an eComment at [www.nevadacountyca.gov/boardmeetings](http://www.nevadacountyca.gov/boardmeetings) prior to the start of the public hearing. In order for comments to be entered into the administrative record of the meeting, they must be received no later than 4:00 p.m. the day before the meeting. As the date grows closer to the public hearing, please see the July 9, 2024 agenda for additional information on how to provide live comments during the public hearing. The Board Chair may place reasonable restrictions on the time allowed to any person to speak on these matters. Please provide your name, City or District of residence, and reference the **CSA 39 - North San Juan Fire Suppression System Ballot Election public hearing** as your topic of interest.

A new 330,000-gallon storage tank, approximately 4,200 feet of pipeline, ten fire hydrants and valves, and a new water well are proposed to be constructed in the commercial core of North San Juan to serve as the new North San Juan Fire Suppression System. The intent of the project is to provide a centralized fire water source supply in the area for increased fire safety, and to remove a barrier for economic development in the area. Without this proposed system, there is no infrastructure that can provide reliable fire water storage, and the private landowners would need to provide their own water storage on each parcel. Construction of the proposed project is anticipated to benefit all parcels within 1,000 feet radius of any of the fire hydrants in the following ways:

- Increased fire resiliency;
- Increased fire suppression capabilities;
- Decreased travel times and response times to prolonged fires; and
- Removal of the barrier for private landowners to provide individual fire water storage supplies.

In order to provide the funding mechanism for maintenance of the proposed North San Juan Fire Suppression System, a CSA is proposed to be formed in accordance with Proposition 218 requirements. A CSA will allow the County to apply parcel charges to all parcels within the CSA's zone of benefit and reimburse the North San Juan Fire Protection District and/or the County for costs associated with the operation and maintenance of the system. The cost for operation and maintenance of the system is approximately \$18,172 per year, which is proposed to be distributed across 142 parcels in the zone of benefit resulting in an annual charge of approximately \$130 per parcel/year. The parcel charge may be adjusted annually by a cost escalation factor to keep up with annual inflation. To establish the CSA in compliance with the California Constitution and Proposition 218, a successful ballot election hearing is required to be heard and approved by the Board of Supervisors to formally authorize annual parcel charges for parcel owners within the CSA boundary. If a majority of the ballots protest, then the CSA formation will be terminated and parcel charges will not be levied. If a majority protest does not exist, then the Board of Supervisors may proceed with approving the CSA formation and parcel charges starting in Fiscal Year 2026/27.

Only one ballot shall be counted for each parcel, even if there are co-owners. In addition to the ballots in favor of or in opposition to the proposed assessment, the Board of Supervisors will also consider any other protests to the proposed assessment at the public hearing. For each Fiscal Year after the implementation of the parcel charges, the parcel charges will be billed and collected in the same manner as County property taxes.

NEVADA COUNTY BOARD OF SUPERVISORS

BY:

  
Jeffrey Thorsby, Chief of Staff / Clerk of the Board

PUBLISH: May 28, June 11, 25, and July 3  
The Union

MAILING: May 24, 2024  
On or before