

NOTICE OF PUBLIC HEARING

Notice is hereby given that on Tuesday, December 5, 2023, 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 of application to the Local Area Formation Commission (LAFCo) to form a new County Service Area (CSA) 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, or by leaving an eComment at 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 December 5, 2023 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 **North San Juan Fire Suppression System CSA Resolution of Application 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 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 135 parcels in the zone of benefit resulting in an annual charge of approximately \$135 per parcel/year.

To begin the CSA formation process, a Resolution of Application is required to be approved by the Board of Supervisors to formally authorize the filing of an application to the LAFCo to form the CSA. The consideration of the application by the LAFCo will be the next public hearing where the public will have the opportunity for input in January or February 2024. If the application is approved at the LAFCo public hearing, then the CSA formation will move forward under condition that a reconsideration period will follow in which the formation may be terminated if 50% or more of the registered voters (landowners in the zone of benefit) protest the formation. A protest hearing will be scheduled to review all protests received.

If the CSA formation is not terminated due to protest, then after the protest hearing the County would proceed with the Proposition 218 benefit assessment process. Under this process, ballots will be sent to landowners and a public hearing for counting the ballots in front of the Board of Supervisors will be scheduled. A majority protest will exist if, upon the conclusion of the hearing, assessment ballots submitted in opposition to the proposed assessment exceed assessment ballots submitted in favor of such proposed parcel charge. 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.

If a majority protest exists, the Board of Supervisors will not impose the proposed parcel charges and the proposed CSA will not be formed. If over 50% of the ballots received support the CSA formation, then the CSA will be successfully formed, the proposed parcel charges will be implemented after completion of construction, and public involvement in the process will be completed. 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.

This is a lengthy process that is anticipated to be completed by July 2024. However, the public hearing for December 5, 2023, does not involve any of the protest or ballot hearings for the CSA formation. This Resolution of Application, if approved, only authorizes the County to apply to LAFCo to begin the formation process. No parcel charges will result from the public hearing on December 5, 2024.

NEVADA COUNTY BOARD OF SUPERVISORS

BY: 
Julie Patterson Hunter, Clerk of the Board

PUBLISH: November 15, 22, and 29, 2023
The Union

MAILING: November 15, 2023
On or before