

NSJ Fire Suppression System Project Public Hearing

1. CEQA IS/MND & MGMT Plan

PLN23-0121; MGT23-0026; EIS23-0004

2. CSA Application to LAFCO



Public Hearing Schedule

A joint public hearing for two items related to this project will proceed as follows:

1. Project intro & overview – Public Works Dept
2. CEQA Initial Study & Management Plan – Planning Dept
3. County Service Area (CSA) Resolution of Application – Public Works Dept
4. Public Input & Comments



Project Overview

New Fire Water Storage & Distribution System

New County Service Area Formation w/ Parcel Charges

System Owned by Nevada County Department of Public Works

System Operated by North San Juan (NSJ) Fire Protection District



Project Goals

There are two major goals for this project:

1. Remove a barrier for economic development in the NSJ community
2. Provide fire suppression in the NSJ commercial core, which serves as the only major fire break in the greater San Juan Ridge



Community Need for Project

- NSJ is a historic, rural, unincorporated and economically disadvantaged community within the County
- Surrounding area is regularly subject to devastating wildfires
- No centralized emergency water sources exist in the area
- The rural location, and narrow, winding access roads make fire evacuation and emergency response challenging



Existing Practices

Current fire suppression capabilities consist of the following:

- Water storage is provided by a series of ponds & residential water tanks
- Travel time to water sources is a major constraint on firefighting capabilities
- The only water available for response is carried on fire engines, water tenders, and other firefighting apparatuses



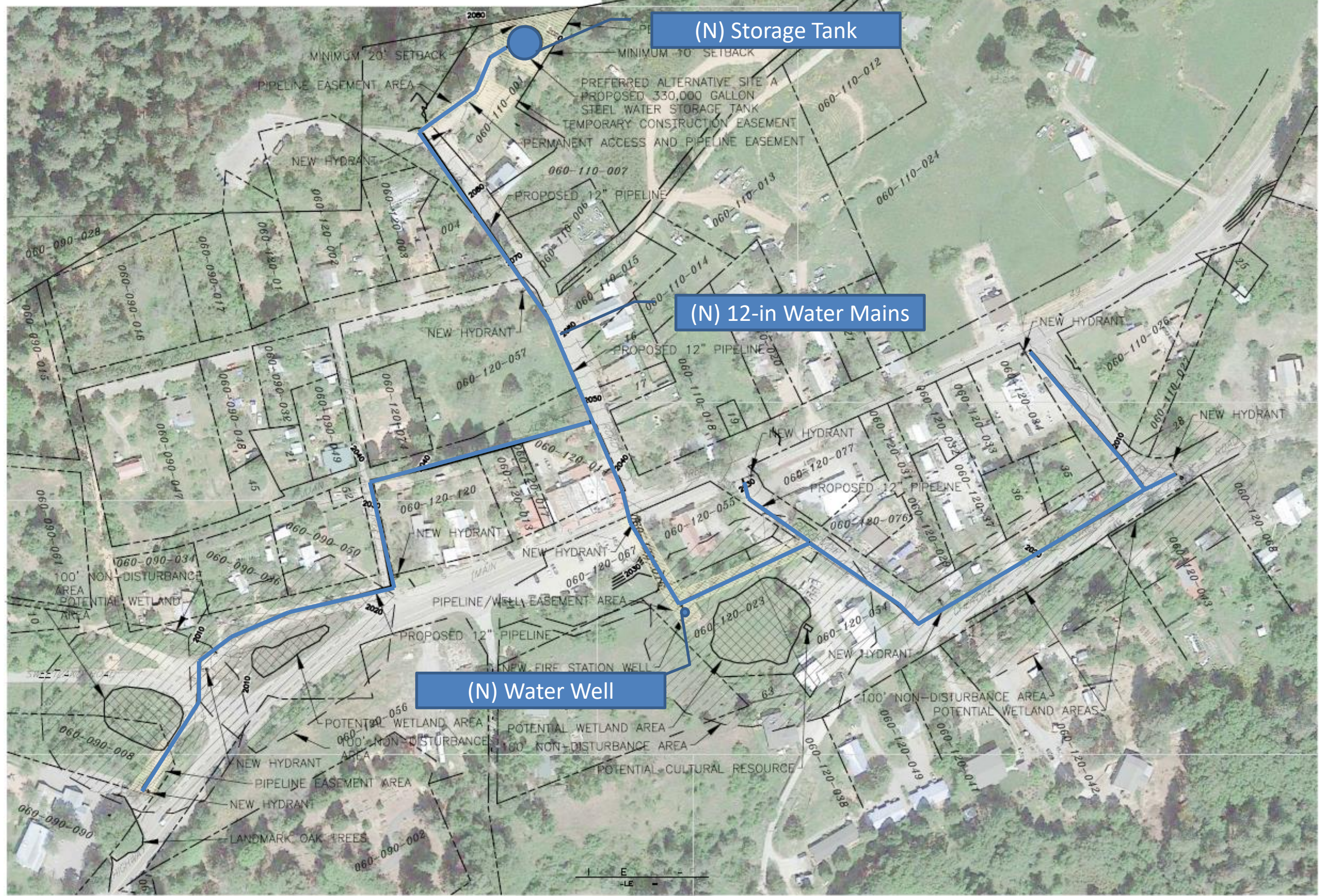
Overall Proposed Facilities

- 330,000 Gallon storage tank adjacent to the NSJ Methodist Church
- 4,200 ft of 12-inch water mains (0.8 miles)
- 6-inch water supply well (~8 to 25 gpm)
- 10 Fire Hydrants at various locations



Proposed Facilities

- Tank Location: NSJ Methodist Church
- Pipeline & Hydrant Locations:
 - Flume Street
 - San Francisco Street
 - High Street
 - Reservoir Street
 - Sweetland Road (crossing)
 - Westbound Hwy 49 Frontage
 - Reservoir Street
 - Cherokee Street
 - Oak Tree Road



CEQA Initial Study

- Initial Study: Mitigated Negative Declaration (IS/MND)
- Completed 30-day public publishing period as of October 29, 2023 at 5:00 p.m.
- No substantial comments were received requiring document revisions.
 - Letters received from Caltrans and Central Valley Regional Water Quality Control Board, both of whom will continue to be involved in the permitting process via the encroachment permit and Stormwater Pollution Prevention Plan (SWPPP)



Environmental Mitigations

Project-Specific Mitigations

- Controlled fill of the well and monitoring of adjacent wells for quality and quantity of water
- Storage tank will be painted to complement the natural setting
- Traffic control plan to minimize adverse impacts during construction
- Recordation of easements for private property owners



Management Plan

- For work within 100 feet of potential wetlands
- Wetlands Management Plan prepared by Beedy Environmental Consulting
- Erosion control measures and water quality protections were incorporated into the Mitigation Measures in the IS/MND



CSA Formation Application

This is the first public hearing to begin the CSA Formation process. Staff are requesting the following:

1. Approve the proposed Resolution and associated budget of \$3,000 to apply to the Local Area Formation Commission (LAFCo) for establishing the CSA



CSA Formation

Application Overview

Application to LAFCo require the following components:

1. Environmental Compliance Documents (CEQA)
2. Fees for LAFCo processing
3. Maps of CSA Boundary
4. Legal description of the CSA Boundary
5. Plan for services (Engineering & Fee Study)

All documents are completed; an application will be filled out and submitted upon approval of this Board item.



Role of LAFCo

The Local Area Formation Commission oversees boundary changes of local government agencies in each County.

LAFCo has authority over special district formations and evaluates nexus of services and the proposed benefitting area (zone of benefit)



Need for CSA Formation

- Establishing a Operation and Maintenance (O&M) financing mechanism increases funding opportunities for project.
- Allows the parcel owners to pay for O&M instead of County.
- Fees cannot be charged until the system is constructed and service is provided.
- If system is not constructed, then CSA can be terminated in the future.



Planning Criteria

California Fire Code Table B105.1 and B105.2

- Sizing dictated by largest single or combined commercial structure
- 2,750 gpm fire flow required for 2 hours duration
- Resulting Storage: 330,000 Gallons

Connections to private buildings/structures is not provided by the system

Fire sprinkler systems and interconnection remains the private individual's responsibility

REFERENCE TABLE FOR TABLES B105.1(1) AND B105.2

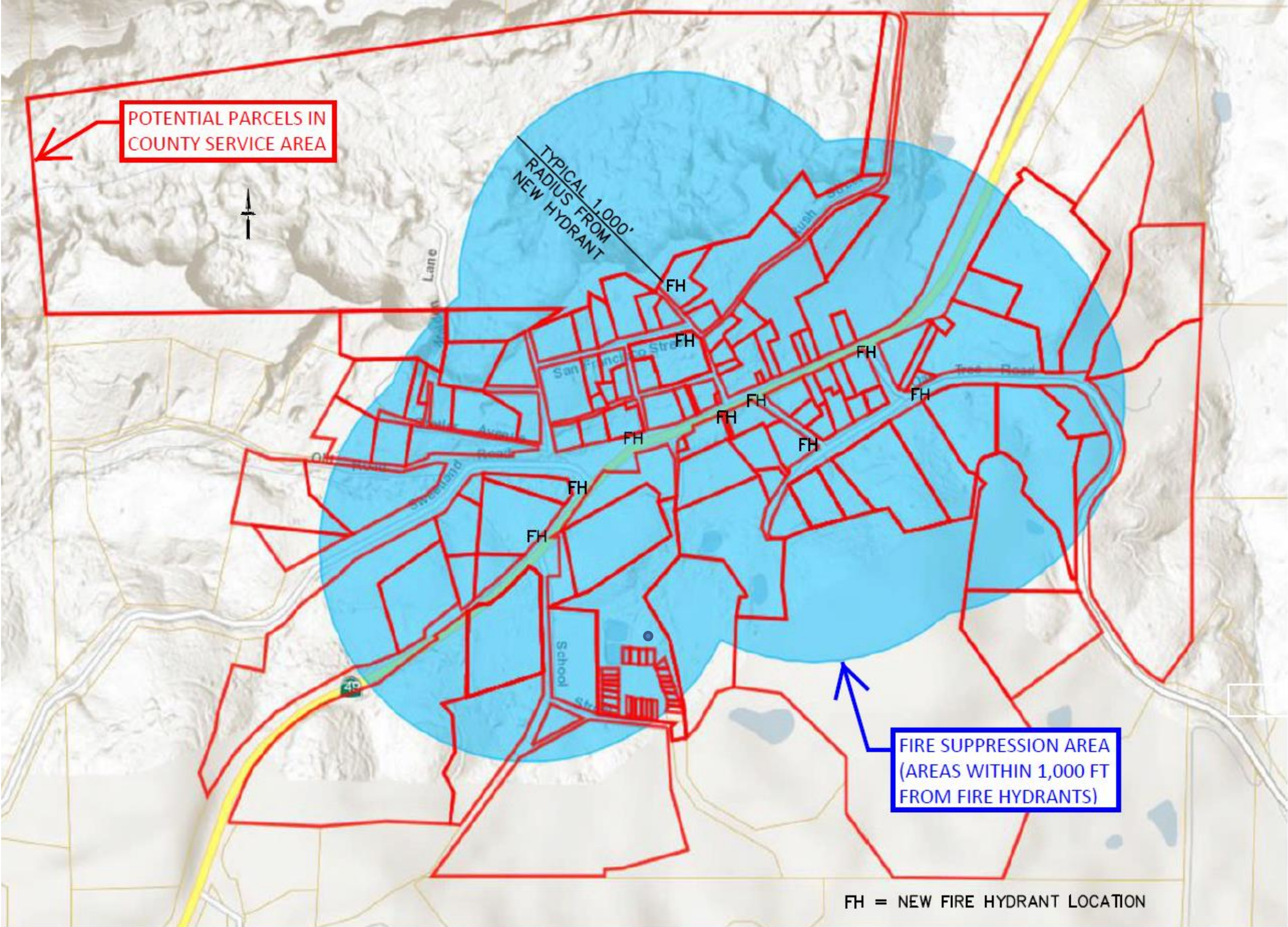
FIRE-FLOW CALCULATION AREA (square feet)					FIRE FLOW (gallons per minute) ^b	FLOW DURATION (hours)
Type IA and IB ^a	Type IIA and IIIA ^a	Type IV and V-A ^a	Type IIB and IIIB ^a	Type V-B ^a		
0-22,700	0-12,700	0-8,200	0-5,900	0-3,600	1,500	2
22,701-30,200	12,701-17,000	8,201-10,900	5,901-7,900	3,601-4,800	1,750	
30,201-38,700	17,001-21,800	10,901-12,900	7,901-9,800	4,801-6,200	2,000	
38,701-48,300	21,801-24,200	12,901-17,400	9,801-12,600	6,201-7,700	2,250	
48,301-59,000	24,201-33,200	17,401-21,300	12,601-15,400	7,701-9,400	2,500	
59,001-70,900	33,201-39,700	21,301-25,500	15,401-18,400	9,401-11,300	2,750	

2,750 gal/min x 120 min = 330,000 gal



Zone of Benefit

- Area in which landowners have a nexus between the service offered and benefit provided
- Parcels within 1,000 ft of Fire Hydrant
- Fire Engines carry approx. 1,200 ft of supply hose, but have ~200 ft to navigate to parcels
- Insurance Sales Office Criteria
 - Structures within 1,000 ft of hydrant



Fee Planning Criteria

Zone of Benefit

- The Zone of Benefit is the area in which a benefit assessment can be conducted for the CSA under Proposition 218.
- Zone of Benefit for this project = Parcels within 1,000 ft of a fire hydrant
 - 142 Parcels in proposed Zone of Benefit (legal & fee parcels)
- Proposed fee: ~\$128 per year per parcel
- Fee includes annual O&M for system divided evenly over the parcels in the zone of benefit



Fee Planning Next Steps

County Service Area Formation

- The Nevada County Board of Supervisors will consider applying to the LAFCo to form the CSA, provided the Proposition 218 assessment election is successful.
- If LAFCo approves the CSA Formation, there will be a reconsideration period & protest hearing
 - If $\geq 50\%$ of landowners in the CSA protest, then proposal is terminated
- Within 35 days after protest hearing, the Board of Supervisors will conduct the Proposition 218 Assessment
 - Requires $>50\%$ vote approval from landowners to finalize CSA formation



Project Next Steps

Tentative Project Schedule

- December 5, 2023: LAFCo application consideration ← Public Hearing
- January 18, 2024: LAFCo Review & Conditional Approval of CSA ← Public Hearing
 - May be rescheduled for February 15, 2024
- March 2024: Protest & Reconsideration Period Closes
- April 2024: Board proceeds with Prop 218 Assessment ← Public Hearing
- June 2024: Prop 218 Assessment Ballot Hearing ← Public Hearing
- 2024/2025: Secure Additional Construction Funding
- 2025/2026: Project Construction!



Recommendation

1. Approve Resolution to adopt the project specific Mitigated Negative Declaration and approve the Wetland Management Plan.
2. Approve Resolution to establish the CSA for the North San Juan Fire Suppression System and approve the Clerk of the Board of Supervisors to submit the Resolution of Application to LAFCo with a budget of \$3,000.

