

NSJ Fire Suppression System Project

Resolution of Intention And Ballot Issuance

May 14, 2024



Project Overview

New Fire Water Storage & Distribution System

New County Service Area Formation w/ Parcel Charges

System Owned & Maintained by Nevada County

System Operated by North San Juan Fire Protection District



Project Goals

There are two major goals for this project:

1. Remove a barrier for economic activity in the NSJ community (fire water storage)
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 with some of the lowest AMIs in the County
- Surrounding area is regularly subject to devastating wildfires
- No centralized emergency water sources exist in the area
- The rural location, and limited, winding access roads make fires more devastating and challenging for evacuation and emergency response



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



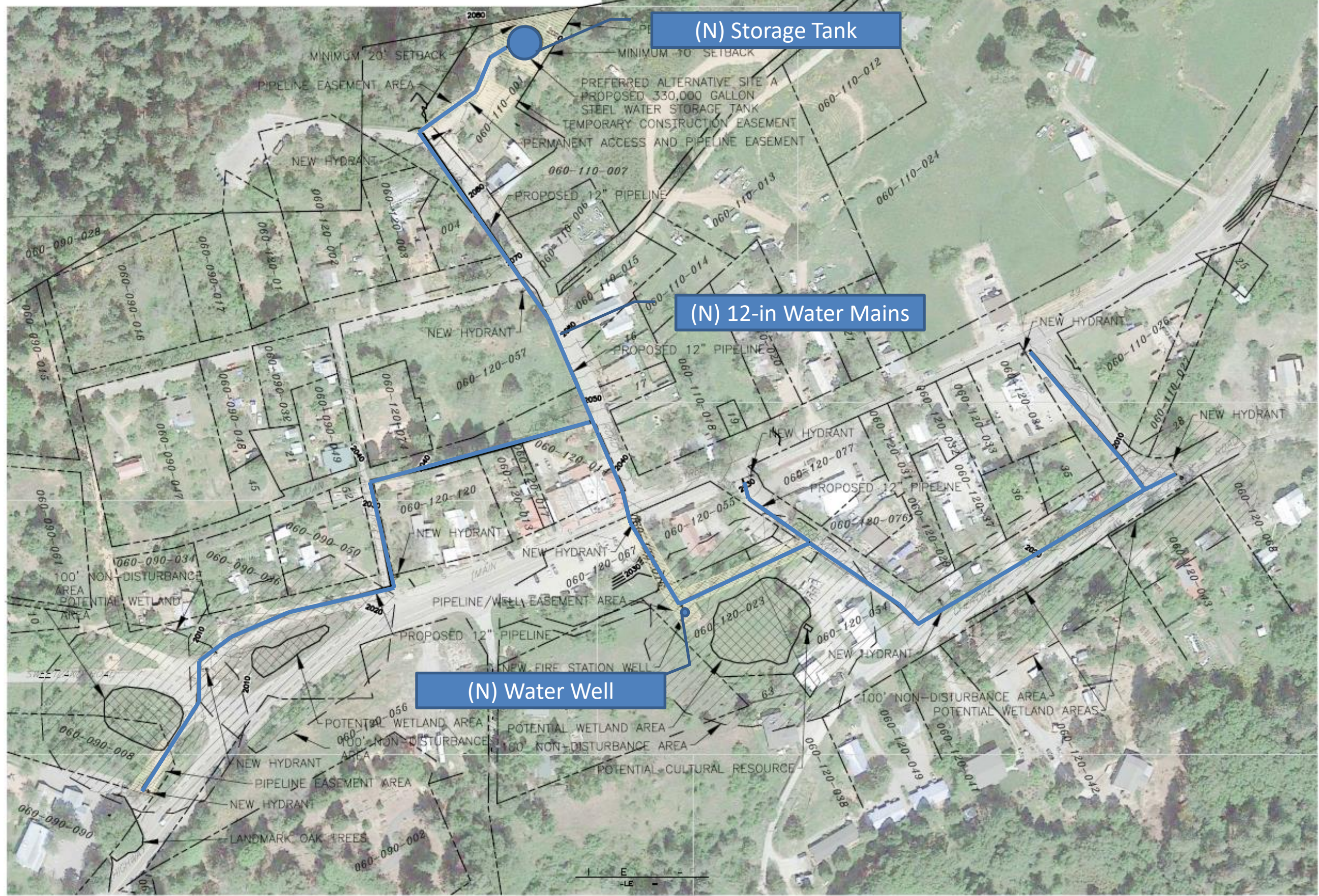
Overall Proposed Facilities

- 330,000 Gallon (51'Ø x 28' H) storage tank at 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 Rd



Planning Criteria

California Fire Code Table B105.1 and B105.2

- Sizing dictated by largest single or combined commercial structure
- Type V-B Structures up to 11,300 square feet
- Min. 2,750 gpm fire flow required for 2 hours duration
- Resulting Min. 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



Environmental Mitigations

CEQA Initial Study / Mitigated Negative Declaration

- Passed and Adopted under Resolution 23-614 on December 5, 2023
- Notice of Determination filed with the Clerk Recorder on December 6, 2023
- Documents available at:
<https://www.nevadacountyca.gov/994/Environmental-Documents> .
- No substantial comments were received.



Environmental Mitigations

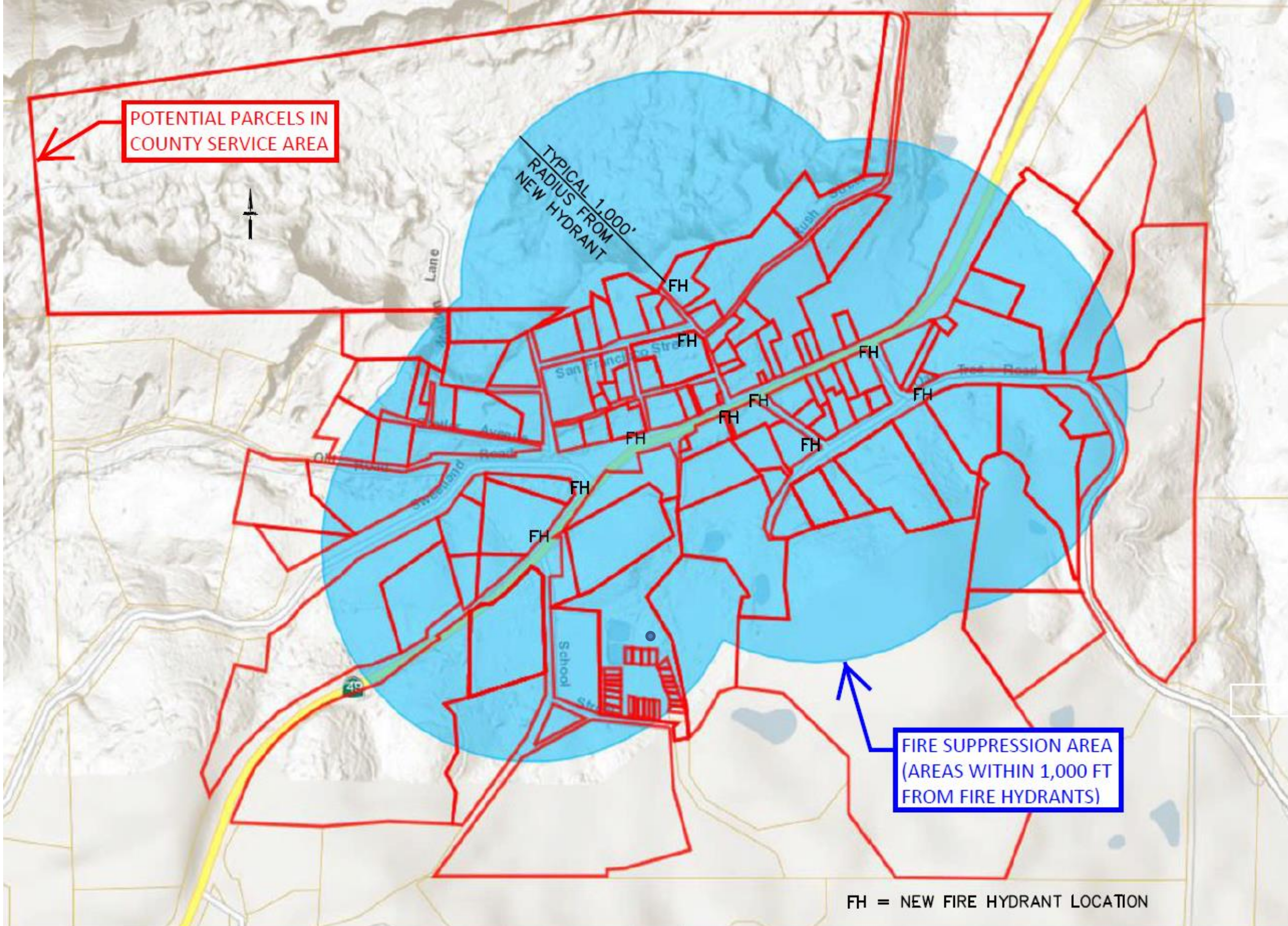
Groundwater Monitoring & Tank Fill Mitigations

- For 1 year prior to and for the duration of construction, the County will continuously monitor groundwater
- Parcel owners adjacent to proposed well are invited to participate
- Minimum of 3 adjacent wells must be monitored
- If groundwater decreases >1 ft compared to previous year, then filling of the tank will be paused until groundwater recovers
- Tank will be filled at no more than 8 hours per day during the months of November through April



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
- Developed (structure) vs Undeveloped



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
- Proposed fee: ~\$130 per year
- Fee includes annual cost of \$18,172 for O&M, divided evenly over the parcels in the zone of benefit



County Service Area Formation

County Service Area 39 – North San Juan Fire Suppression System

- The Nevada County Board of Supervisors applied to the Local Area Formation Commission (LAFCo) to form the CSA on December 5, 2023.
- LAFCo conditionally approved the application on February 22, 2024
- Conditional approval based upon the Proposition 218 ballot assessment being approved by over 50% of landowners
- Other LAFCo conditions of approval include securing construction funding, maintenance agreements, etc.



Project Next Steps

Tentative Project Schedule

- December 5, 2023: LAFCo application consideration
- January 18, 2024: LAFCo Review & Conditional Approval of CSA
 - May be rescheduled for February 15, 2024
- May 14, 2024: Issuance of Prop 218 Assessment Ballots ← **We are Here**
- July 9, 2024: Prop 218 Assessment Ballot Hearing
- 2024/2025: Secure Additional Construction Funding
- 2025/2026: Project Construction!



Recommended Board Action

Staff requests the Board of Supervisors approve the Resolution of Intention for CSA 39, North San Juan Fire Suppression System, resulting in the following actions:

- Establish the proposed parcel charges for fire suppression services
- Direct the Chief of Staff or their designee to mail Proposition 218 assessment ballots and notices to effected parcel owners within the CSA boundary.
- Schedule the public hearing for the Proposition 218 assessment ballot opening to occur on July 9, 2024, at 11:00 a.m.



Q&A Session

Contact Information

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