

# Staff Report

for the Board of Directors' Meeting of April 26, 2017

**TO:** Board of Directors

**FROM:** Chip Close, Water Operations Manager

**DATE:** April 14, 2017

**SUBJECT:** Blair Court Waterline Extension & Canal Encasement  
Request for Variance to Regulation 8.05.03 – Consent Agenda

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## *OPERATIONS*

### **RECOMMENDATION:**

Approve the request from Nevada City Engineering, Inc. on behalf of the Developer of the Blair Court Waterline Extension and Canal Encasement project to allow a variance of five (5) contiguous parcels to be served by one (1) private fire service.

### **BACKGROUND:**

Improvement plans have been submitted for the Blair Court Waterline Extension and Canal Encasement project and a plan check and inspection deposit has been collected. The plans are in process of being reviewed by departmental staff. The District has provided Nevada City Engineering with a standard fire flow letter as to the flows available at this location using distribution system modeling.

Doug Roderick is the Project Engineer and has reviewed the suggested private fire service variance of providing fire flow to five parcels. The existing Water Service Regulation 8.05.03 – Service to More Than One Parcel – clearly states that up to four (4) contiguous parcels may be served by one (1) private fire service. Staff has no objection to allowing the variance as requested since the private fire service sizing/demand is determined by Nevada City Engineering. It is their responsibility to determine that the private fire service has the ability to meet the demand requirements of the 5 parcels and to design the fire protection system accordingly.

On April 11, 2017, the Water & Hydroelectric Operations Committee reviewed the request and expressed concerns regarding the District's responsibility of providing

adequate fire protection to five buildings as proposed. It was clarified that the District provides the developer fire flow information that can be delivered from the distribution system and it is their responsibility to design the fire protection system accordingly to meet requirements put in place by the appropriate fire agency.

The committee unanimously agreed to recommend the Board of Directors approve the request for variance as stated above via consent agenda.

**BUDGETARY IMPACT:**

None. All design and construction costs are borne by the Developer.

CC/sw

Attachments (4):

- Request Letter from Nevada City Engineering
- Except from NID Water Service Rules & Regulations – Section 8.05.03
- Location Map showing approximate Private Fire Service Location
- Fire Flow Letter dated April 5, 2017

ANDREW R. CASSANO  
*Land Use Planner*

JOHN E. BAKER  
*Engineering Designer*

WILLIAM D. GREEN  
*Civil Engineer*

# NEVADA CITY ENGINEERING, INC.

505 COYOTE STREET, SUITE B • P.O. BOX 1437  
NEVADA CITY, CALIFORNIA 95959 • TELEPHONE (530) 265-6911 • FAX (530) 265-8058

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*Engineering • Surveying • Planning*

March 28, 2017

Nevada Irrigation District  
1036 West Main Street  
Grass Valley, CA 95945

Attn: Shannon Wood

Re: Private Fire Service  
Blair Industrial Park

Dear Shannon,

This letter is written as a follow up to our conversation regarding the above referenced project. As we discussed, this site is being developed as 5 individual, industrial parcels. Each new parcel will be developed with individual buildings and the potential for individual ownership.

As this site is confined without the potential for expansion by topography and zoning, we are proposing to serve these 5 lots with a single private fire service assembly. This seems the practical solution although we recognize this is beyond the district standard of 4 lots served and will require a variance, waiver or exception to said standard.

Please advise on how to proceed with this request or confirm that this correspondence is sufficient to get the ball rolling. If there is formal application paperwork, or if you have any questions or require anything further, please feel free to contact me.

As always, thank you for your assistance.

Respectfully submitted,



Bill Green

cc J. Davenport

Private Fire Service Letter Agreement, example of which is shown in Form 8-D. This method governs plans, specifications, construction, inspection, and other requirements for the Applicant and his contractor. These letter agreements and conveyance of the completed fire service are subject to approval by the General Manager.

eff. 12/12/90; rev. 12/08/04

### **8.05.03 Service to More Than One Parcel**

As long as all the parcels involved are properly fronted by a water main, as required under Section 10.01.02 of these Regulations, and upon the written application of all landowners, up to four contiguous parcels may be served by one private fire service.

Property owner(s) of each parcel being served by a Private fire service must have a valid application on file with the District indicating their responsibility for paying all charges and penalties, along with their responsibility for maintaining the system beyond the private fire service.

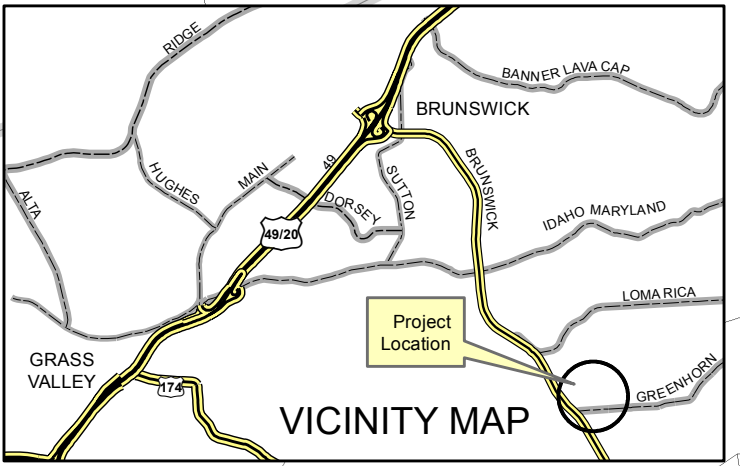
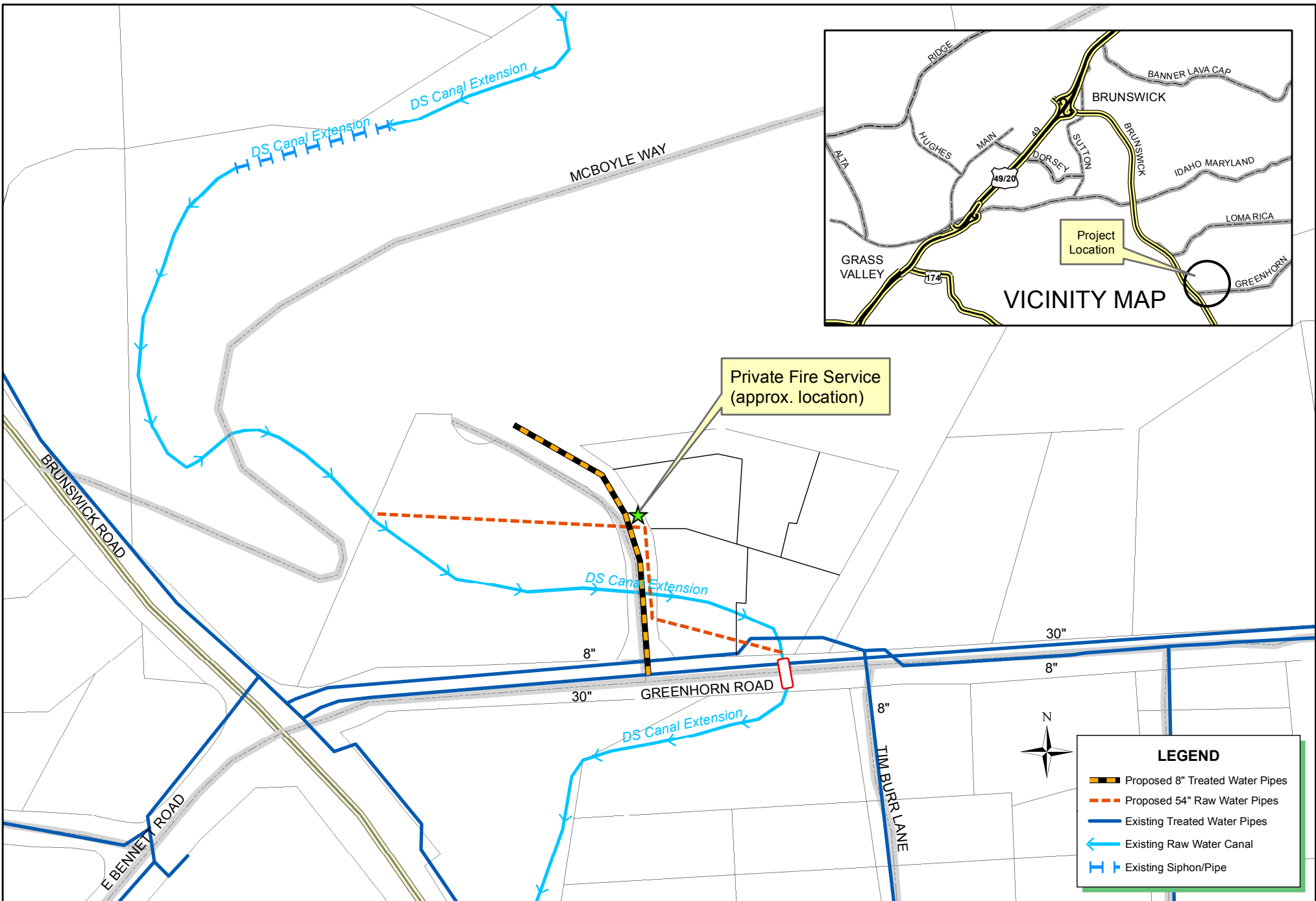
In certain instances the District, at its sole discretion, may permit or require a single parcel to have more than one private fire service connection. Examples include a shopping center/business center with varied tenant water requirements or two commercial buildings located on one parcel.

rev. 12/08/04, rev. 03/10/10

### **8.05.04 Charges for Water Service**

No charge will be made for water used for extinguishing fires, but any water lost through leakage or for testing purposes or used in violation of these Regulations shall be paid for by the applicant at double the normal water consumption charges. If unauthorized water use or leakage continues for more than two billing periods after notification of the water use, the service may be discontinued.

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**LEGEND**

- Proposed 8" Treated Water Pipes
- Proposed 54" Raw Water Pipes
- Existing Treated Water Pipes
- Existing Raw Water Canal
- Existing Siphon/Pipe



**NEVADA IRRIGATION DISTRICT**  
 NEVADA COUNTY -- PLACER COUNTY  
 GRASS VALLEY, CALIFORNIA

**BLAIR COURT WLE AND CANAL ENCASEMENT**

Drawn By: D. HUNT Date: 4/13/2017 Scale: 1" = 200' @ 8-1/2x11 Sheet: 1 of 1

