

# Greater Champion Neighborhood Association



February 21, 2017

LAFCo Commissioners  
SR Jones, Executive Officer  
Local Agency Formation Commission of Nevada County (LAFCo)  
950 Maidu Avenue  
Nevada City, CA 95959

Subject: LAFCo's Nevada City Sphere of Influence Proposal

The Greater Champion Neighborhood Association (GCNA) opposes LAFCo's proposal to reduce Nevada City's Sphere of Influence (SOI) from 2907 to 1,482 acres. We believe that Nevada City has done an excellent job of managing its current SOI, which is currently served by such City services as police, fire, and recreation. GCNA includes the west end of Nevada City and extends west for 3 miles. It is bordered on the north by Hwy 49 and on the south by Deer Creek. It includes over 400 homes and parcels, some within the SOI.

We see no compelling reason for changing Nevada City's SOI. While we understand and accept LAFCo's requirement to review and update SOI plans every five years, that requirement is not, in itself, cause for change. Currently, Nevada County and Nevada City work together, as partners, to plan, develop, and zone the current SOI. This has worked well and has resulted in logical and orderly development over the years.

We are concerned that changing the land in question from Nevada City's current SOI to the designation of Area of Interest (AOI) would put the City on unequal footing with the County. Our understanding is that the City would be limited to commenting on development proposals. Further, the County could make zoning changes and approve development in the AOI in conflict with City interests.

We believe that upsetting the balance of power between the City and County may result in development decisions which could potentially have a negative impact on Nevada City and its quality of life. This outcome would conflict with the goal of LAFCo to encourage orderly growth and to discourage urban sprawl.

As our neighborhood is closely connected to Nevada City, we believe the City should continue to have a strong voice in matters affecting its SOI. Rejecting the proposal would allow Nevada City to maintain its co-equal say in new development projects that could significantly impact the City and our neighborhood.

Sincerely,

Sue Williams, Chairperson

[susanh.williams@gmail.com](mailto:susanh.williams@gmail.com)  
530-265-2686



# Nevada City Chamber of Commerce

**NEVADA CITY**  
"National Register  
of Historic Places"

*Designated September 23, 1985*

February 21, 2017

Nevada County Local Agency Formation Commission  
950 Maidu  
Nevada City, CA 95959

Dear Friends,

The Nevada City Chamber of Commerce strongly opposes the LAFCo Officer's proposal to slash Nevada City's Sphere of Influence from 3,000 to 1,400 acres. If that happened it would be a long-lasting blow to our town. The county, not the city would be in charge of development in the deleted areas that surround our city limits. Our input on the development projects within those 1,600 acres would be eliminated. At the same time Nevada City would absorb the traffic from new developments, provide their recreation, jobs and a home base for their schools, without any say in those future development projects. Nevada City would be out of the picture.

LAFCo's have the power to approve Spheres of Influence and city annexations. Our current sphere allows us to help shape the future of Nevada City into the community we love, want, deserve and need. It gives the city control over its own destiny.

Our City's growth has occurred gradually and carefully. We believe this has been good for both our business and residential communities. One third of the city limits is graced by city-owned open space and trails bringing us visitors from far and near. These lands provide a rural flavor that people need and love. Our Gold Rush history and architecture have been meticulously preserved providing the perfect backdrop for local and visitor shopping, and our excellent Special Events. The City Crew, Police and Fire Departments do a great job of supporting those events as well as our business and every-day activities, in a responsible manner. Our two Industrial Parks, two Office and Professional Complexes, Robinson Enterprises, Superior Propane and the Northridge Restaurant are a few excellent examples of Nevada City's responsible approach to economic well-being through our annexation policies. We are also home to the Nevada County Government Center, the Court System, the Forest Service Headquarters and our local schools. Both the city and our business community have benefited from each other.

Today we need your help. We want our Sphere of Influence left alone. Nevada City deserves the right to self-determination. Thank You.

Sincerely,

NEVADA CITY CHAMBER OF COMMERCE

Mike Byrne, President.

**132 Main Street Nevada City, CA 95959 • PH: (530) 265-2692 • FAX: (530) 265-3892**  
**www.nevadacitychamber.com e-mail info@nevadacitychamber.com**

Greg Archbald  
630 E Broad Street  
Nevada City, CA 95959  
tel 530-265-5474

RECEIVED

FEB 16 2017

CITY OF NEVADA CITY

February 16, 2017

City of Nevada City  
Attention: Mark Prestwich, City Manager  
317 Broad Street  
Nevada City, CA 95959

Re: Nevada City Sphere of Influence

Dear Mark,

Unable to attend the LAFCo workshop next Thursday at Rood Center, I am writing to support the City in its battle to stop the drastic reductions proposed for the City's sphere of influence.

My wife Connie and I moved to Nevada City nearly 12 years ago and have loved everything about living in this amazing town. We have followed and have been engaged in a number of civic issues but we never gave a moment's thought to the town's "sphere of influence." This is a wonky issue that lives in the shadows of civic awareness. Now that it is under attack, however, we see how important it is.

The rallying of Nevada City civic leaders past and present around this issue is proof enough of its importance. I have no expertise on the workings of LAFCo and have not done any in-depth reading on the issue. From the articles I've read in the newspaper and online, however, I have a clear sense that Nevada City as we know it is being seriously threatened by the LAFCo proposal.

The overall sense I get is that this is a power struggle with the county trying to pressure Nevada City into growing faster. I am alarmed at the prospect of the City losing its ability to participate in nearby development decisions that would directly impact its city streets and other services. I agree with Paul Matson when he points out that Nevada City has grown responsibly over the years. The present sphere of influence boundaries are needed for that to continue. I feel it would be completely wrong for the City of Nevada City to keep building up the amenities -- from sewer infrastructure to public open space and trails to becoming Sunset magazines "#1 Best Value Town" -- only to be slapped down by a loss of ability to control its future. The LAFCo proposal should be withdrawn and the City's sphere of influence should remain as it is.

Please pass this along in any way you would like to show support for the City, and please do have it made part of the record at the LAFCo workshop.

Sincerely,



Greg Archbald

Janet Swanton  
11333 Willow Valley Road  
Nevada City, California 95959

RE: Nevada City Sphere of Influence

Mark Prestwich  
City Manager  
317 Broad Street  
Nevada City, California 95959

I will not be able to attend the Thursday LAFCo meeting being held at the Rood Center but I strongly urge LAFCo to abandon their recommendations to slash the size of the Nevada City's Sphere of Influence.

The current Nevada City Sphere of Influence was rightly adopted 1983 and updated in 2008 based on protecting our watershed, view shed, roadways and has provided all the services required.

Highlighted in the Elias Funez's UNION article, dated February 18, 2017, is a written as well as clear map outlining the seven Spheres of Influence Areas in Nevada City. I live in Area 2 on Willow Valley Road and I feel this area should also be considered as part of our watershed, since Deer Creek runs the entire length of Area 2.

Although Area 2 is now on septic systems and by connecting to a city sewer system the area could have potential for higher density housing, I doubt that either myself or neighbors who live on Willow Valley Road past the HEW site on large acreage ( 7 acres or more) would consider or want to have higher density housing on our one and only main thoroughfare, Willow Valley Road.

I also noticed that the HW site is defined by the dark shading as " Near Term, Nevada City" and not part of the Area 2. I would dread the development of that property beyond the current R – 1 single-family residential zoning for a maximum of 33 houses to a multi family, apartment density zone of over 200 units.

Please keep the HEW property and the Willow Valley Area 2 east of it, as well as all seven areas within the Nevada City's Sphere of Influence.



Janet Swanton

February 21, 2017

Dear Mark

Just a quick note that I'd like  
you to convey to the council.

Who in their right mind would  
cede control of our wonderful city  
to the county? If this took place  
future residents of Nevada City would  
never forgive you. It's as simple  
as that.

Sincerely,

Scott Swanton

11333 Willow Valley Rd.

Nevada City, CA 95959

530-265-9955

## Mark Prestwich

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**From:** Sherree Hill <hillsherree@gmail.com>  
**Sent:** Tuesday, February 21, 2017 6:41 PM  
**To:** Mark Prestwich  
**Subject:** Sphere of Influence of Nevada City

Re: Protection of Nevada City Sphere of Influence

Dear City Manager of Nevada City

We will be out of town for the meeting regarding the above issue. Please consider our message in writing instead.

We are 40 year residents of Nevada County and we are opposed to any changes that will affect Nevada City's Sphere of Influence.

It is very important that Nevada City keep control of the development that happens in this area which includes our Watershed and Open Space. We are concerned if the current Sphere of Influence changes that we will see uncontrolled development and it would have a negative impact on Nevada City.

This change would also have a negative affect on the Local Economy because tourists come here for the quaintness and to experience outdoor recreation like hiking and biking to name a few.

Over the last 40 years in Nevada County we have already seen negative impacts of the County taking over certain areas for development.

Please keep Nevada City the way it is. We all love it here and want it to stay the way it is.

Thank you for listening.....



Steve & Sherree Hill  
17315 Lightfoot Way  
Nevada City, CA 95959  
530.265.8342

## Mark Prestwich

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**From:** Patricia Nelson <patriciamnelson@gmail.com>  
**Sent:** Tuesday, February 21, 2017 11:20 AM  
**To:** Mark Prestwich  
**Subject:** Sphere of influence

Hi Mark,

I live in the "sphere" on Banner Mt. and could not be happier with the services I receive from the city and the way they manage their responsibilities. I strongly urge you to not try to fix something that isn't broken.

Thanks, Patricia Nelson

## Mark Prestwich

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**From:** Susan Mahaffy <fresh\_air57@icloud.com>  
**Sent:** Tuesday, February 21, 2017 6:20 PM  
**To:** Mark Prestwich  
**Subject:** SOI

Hello Mark,

I own 2 properties within the Nevada City SOI and I DO NOT want the SOI reduced AT ALL for many reasons.

I wish I were able to attend the meetings but my work schedule doesn't allow me to.

Sincerely,  
Susan Mahaffy  
13245 Gracie Road  
13259 Gracie Road  
Nevada City, CA  
95959

Thank you  
Sent from my iPad

## Mark Prestwich

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**From:** affinc <affinc@pacbell.net>  
**Sent:** Tuesday, February 21, 2017 2:39 PM  
**To:** Mark Prestwich  
**Subject:** LAFCO proposed changes to SOI

Spheres of Influence (SOI's) give cities a "buffer" zone to allow green space, control development density, and provide rational development expansion. Reducing the SOI of Nevada City removes its flexibility to grow sustainably and maintain the character of its history. It will be susceptible to the type of corporate and franchise growth that has blighted Grass Valley.

I would like a detailed explanation from the LAFCO commission on their reasoning and justification for the revised SOI.

Thanks,  
Jackie Mason

## Mark Prestwich

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**From:** Dave Mann <davemann95959@gmail.com>  
**Sent:** Tuesday, February 21, 2017 12:51 PM  
**To:** Mark Prestwich  
**Subject:** SOI/LAFCO letter

Hi Mark,

Unfortunately I am unable to attend the workshop this week but want to voice my strong opposition to the County's LAFCO proposal to reduce Nevada City's SOI planning boundary. I am in full agreement that the City needs this buffer zone to remain intact to be able maintain control of future development as well as to preserve (with intention) the aesthetics of our boundary properties . Nevada City's unique qualities need to be preserved- It is what makes this place special and I feel strongly that giving control to the County would be a step in the wrong direction.

Thank you, Dave Mann

## Mark Prestwich

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**From:** Brent & Julie Fraser <fraserjb1@gmail.com>  
**Sent:** Monday, February 20, 2017 7:26 AM  
**To:** Mark Prestwich  
**Subject:** LAFCO

Hello Mr. Prestwich.

I am a resident of Nevada City. I know about the LAFCO proposal and am concerned that it will reduce Nevada City's ability to control future development in the immediate area surrounding Nevada City. Nevada City is the arterial, commercial, and utility hub for the current Sphere of Influence. It seems appropriate that Nevada City should retain control over the current Sphere of Influence.

Please let me know how myself and other residents of Nevada City should communicate our concerns to the decision makers in the upcoming process.

Thank you.

--  
Brent Fraser  
[fraserjb1@gmail.com](mailto:fraserjb1@gmail.com)  
530.913.3521

## Mark Prestwich

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**From:** Stuey <stueyweills@gmail.com>  
**Sent:** Monday, February 20, 2017 11:52 AM  
**To:** Mark Prestwich  
**Subject:** Sphere

Mark  
I have met you.  
I own Gray Goose here in town.  
My family has been here since the  
1850's.  
This town is in my DNA. I feel very  
passionate about the Sphere .... we  
would not have this incredible/wonderful town if our forefathers were not paying attention by having the foresight to  
maintain this 'Sphere'..

Please continue this 'tradition'...

Thanks for your ear  
Stuey

Sent from my iPhone

## Mark Prestwich

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**From:** Bill Drake <billdrake2@gmail.com>  
**Sent:** Monday, February 20, 2017 10:40 PM  
**To:** Mark Prestwich  
**Subject:** re: "Sphere of Influence"

2/20/17

Dear Mark,

My wife, Joan Ramsey, and I live at 123 Grove Street in Nevada City. We very much prefer that Nevada City's "sphere of influence" remain as it is. We do not want to see it reduced.

Thank you for asking for feedback.

Warmly,

Bill Drake (and Joan Ramsey)

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Visit my website [www.healracism.com](http://www.healracism.com)

*"Bill Drake offers an important perspective from someone who grew up in a world poisoned by racism but learned to see others in a more tolerant light."*

*~Benjamin Todd Jealous, former President and CEO of the NAACP*

Edward Folick  
Box 455  
Nevada City, CA 95959

2/12/17

CITY OF NEVADA CITY  
ATTN: MARK PRESTWICH

DEAR MARK:

AS A 45 YEAR RESIDENT OF NEVADA CITY  
I AM VEHEMENTLY OPPOSED TO ANY CHANGE  
IN THE CITY'S SPHERE OF INFLUENCE AND  
INTEREST. THE PROPOSAL BY "LAFCO" TO  
TAKE AWAY OUR POWER TO CONSIDER WHAT IS  
FOR THE BEST AS IT PERTAINS TO OUR COMMUNITY  
IS UNACCEPTABLE. I WOULD ALSO LIKE TO  
SUGGEST THAT THIS SO CALLED "FORMATION  
COMMISSION" BE DISBANDED AS THEY ARE NOTHING  
MORE THAN PRIVATEERS BENT ON DEVELOPING  
THE AREAS IN QUESTION FOR THEIR OWN PROFIT.  
LET NEVADA CITY BE THE JUDGE OF HOW  
BEST TO GOVERN ITSELF AND ITS BORDERS.

*Edward Folick*  
Edward Folick  
110 1/2 BOULDER ST.  
265-2784

Jerry Bloom  
Cynthia Pierce  
302 Park Ave  
Nevada City, CA 95959  
luddite\_2@sbcglobal.net

City of Nevada City  
Attn: Mark Prestwich  
317 Broad Street  
Nevada City, CA 95959

February 21, 2017

We are writing this letter to affirm our support that the City of Nevada City not be required to reduce the area of its sphere of influence (SOI). The city staff has documented the reasons for the continuation of the current SOI in a February 2017 paper stating its position and reasoning<sup>1</sup>. We wholeheartedly support the reasoning and positions laid out in the paper.

The City of Nevada City created the sphere of Influence boundaries in the early 1980s and the boundaries have served the city well since that time. While it may be the responsibility of LAFCO to periodically review and update recommendations regarding the need and desirability of increasing or decreasing the SOI, the city itself should have the opportunity to accept or reject changes recommended. Over time, one would expect that a city would desire to increase its SOI as the impacts of surrounding growth put added stressors on the community. That LAFCO would be demanding a reduction in the size of the SOI seems highly inappropriate.

Questions to consider:

1. Has the city of Nevada City requested a reduction?
2. Has the County of Nevada requested that Nevada City reduce the size of the SOI?
3. Has a resident of the city requested a reduction?
4. Has a property owner within the SOI requested to be removed from the SOI?
5. What entity, either public or private, benefits from the reduction of the SOI?

If the answer to the first four questions is a "no" then there seems little reason for LAFCO to be considering a reduction in size of the SOI. If the answer to any of these questions is yes, then further consideration of a change in the SOI may be called for.

The answer to the fifth question will require a hard look as to the motivation of the entity requesting the reduction.

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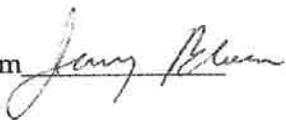
<sup>1</sup> City of Nevada City Sphere of Influence Recommendation, February 2017

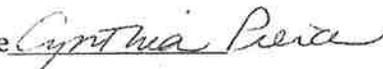
We would like to put forward an analogy. In the building trades building codes are periodically updated. Buildings built prior to the new code are not required to comply with the new code unless there is substantial alteration to the building. In this case, the Nevada City SOI predates any changes to how an SOI is to be determined. Has there been any substantial change in the configuration of Nevada City's boundaries that might call for a revision of the SOI? We believe that the answer to this question is "no" and that Nevada City should be allowed to continue to pursue its pace of growth and SOI at the current level.

While we support the City's position in this matter, we would like to voice our support for an increase in the SOI of Nevada City. Several parcels both within and adjacent to the current SOI, and within the area subject to deletion from the SOI, are public properties, most likely under the authority of the Bureau of Land Management (BLM). The acreages of these parcels total in excess of 300 acres, a significant area should they fall into the hands of development interests. The new National administration is likely to significantly change how public lands are administered. The BLM has always been under pressure to sell off its interests to private interests and the current administration is likely to accelerate this direction. It is in Nevada City's interest to continue to exercise its influence over the development direction and pace of these properties should they fall into private hands.

The APN numbers of these parcels include: 04-060-15, 35-010-03 & 04, 36-011-22, 37-070-10 & 11, *37-010-06, 37-020-07, 37-080-06 & 52, 37-090-17 and 37-280-02*. Most of these parcels (bold italic) are on the south-eastern edge of the SOI. This area also contains large adjacent parcels in private hands that combined and developed could have a major impact on residents and public services of Nevada City. Nevada City must continue to exercise some degree of control over this area.

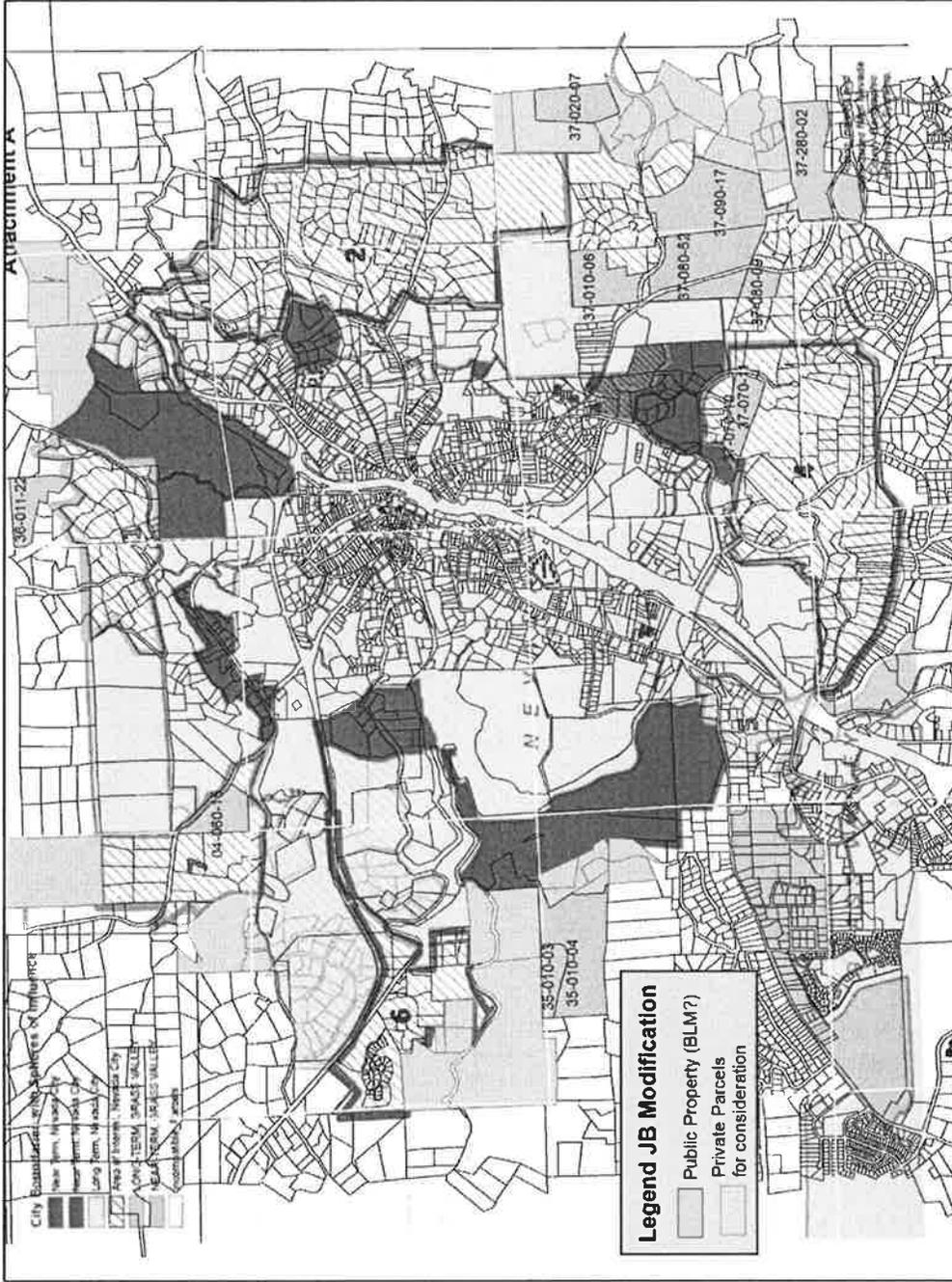
Below is a map modified from the cities SOI map that highlights both the public parcels and the private parcels which should be considered for inclusion in Nevada City's Sphere of Influence<sup>2</sup>.

Jerry Bloom 

Cynthia Pierce 

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<sup>2</sup> The map does not display all of the smaller private parcels that might be included should annexation of these areas occur. This was not considered necessary for the discussion of the SOI.



# Nevada City Sphere of Influence Expansion

Modified from Nevada City proposal dated February 2017  
 Modification by Jerry Bloom

0 250 500 1,000 Meters

Scale: 1:30,000

JB\_2/18/2017

## Mark Prestwich

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**From:** Cathy Wilcox-Barnes <2cwb@sbcglobal.net>  
**Sent:** Monday, February 20, 2017 5:53 PM  
**To:** LAFCO  
**Subject:** Proposed Change to Nevada City's Sphere of Influence

Honorable Commissioners,

As an eight-year Councilmember and former Mayor of Nevada City I am opposed to the proposal to reduce or change the Sphere of Influence for our town. I was Mayor and served on the General Plan committee when we discussed our Sphere and set the one that is currently in place. This was not done lightly but with a great deal of discussion of impacts from development in the unincorporated areas surrounding Nevada City and how best we could best serve future development and annexations. We set the Sphere to incorporate lands that drain into our drainage basin and roads that feed into our streets; all of which have a major impact on Nevada City. We also took recreational use into account and the impacts development in our Sphere has on our parks, swimming pool and now, more recently, our trail system.

The proposed changes make no sense. One example is the former Hurst property. It cannot be developed without major impacts to Clay/Gracie/Gold Flat/Nimrod and other streets feeding onto freeway access. These are all streets within the city limits and as such, Nevada City is responsible for their maintenance. The drainage would impact Little Deer Creek, Pioneer Park, Deer Creek, the Plaza and, ultimately our Wastewater Treatment Plant. Additionally our Fire and Police would also be impacted.

There is no reason to make the changes that have been suggested. Nevada City has done a responsible job in allowing annexation and development in line with what our fragile infrastructure can withstand. I urge you to vote "no" on these proposed changes and leave the Sphere as it is.

Sincerely,

Cathy Wilcox-Barnes  
222 Nihell St.  
Nevada City, CA 95959  
(530) 265-2155

## Mark Prestwich

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**From:** bronsonhaus@comcast.net  
**Sent:** Monday, February 20, 2017 3:04 PM  
**To:** Mark Prestwich  
**Subject:** sphere of influence

**Follow Up Flag:** Flag for follow up  
**Flag Status:** Flagged

Mr Prestwich,

Thank you and your staff for giving us individual notices regarding possible changes in the sphere of influence. It appears to me that the initial inspiration was as you said to give us a sense of place an idyllic setting that shows off our community and the surrounding areas. I see now that potential revenue spending or essence of \$green\$ has changed prospectives for the future. We would prefer to remain in the sphere of influence and I would use extreme caution regarding changes for the future. We are unable to attend the workshop on the 23rd and would appreciate an update if possible.

Thank You, Jake/Janice Bronson

11360 Northview dr.  
Nevada city ca 95959  
area 4

February 19, 2017

Dear LAFCO Board Members,

My husband and I have lived a half mile outside the Nevada City limits since 1993. We have always considered ourselves to be part of Nevada City. We strongly feel the City of Nevada City needs to maintain as much developmental control over areas within the Deer Creek watershed surrounding Nevada City as possible.

The City and the areas within its Sphere of Influence have a unique character and environmental concerns. The best way to protect these qualities is by management by those directly affected: Nevada City residents.

Thank you for your consideration.

James and Miriam Morris

## Mark Prestwich

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**From:** Stephen Dodge Admin <swd12.ad@att.net>  
**Sent:** Sunday, February 19, 2017 4:31 PM  
**To:** lafco@co.nevada.ca.gov  
**Cc:** Mark Prestwich; laurieoberholtzer3@hotmail.com  
**Subject:** Proposed change to Nevada City Sphere of Influence

Commissioners,

As a former Nevada City Planning Commissioner I have been witness to the city's growth within the present Sphere of Influence. In my opinion the growth has been managed very well. I would call it controlled, managed growth.

I am opposed to any changes to the Sphere of Influence. The present configuration has resulted in keeping Nevada City a desirable place to live and visit with the absence of urban sprawl.

Please keep the Sphere of Influence as is, I see no reason to reduce it, it has worked for us.

Thank you.

Stephen Dodge  
20 Heilmann Court  
Nevada City, CA 95959  
530-265-4654

## Mark Prestwich

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**From:** Larry Casey <lpcsy@cs.com>  
**Sent:** Sunday, February 19, 2017 10:36 AM  
**To:** Mark Prestwich  
**Subject:** LAFCO Proposal

Hello Mark Prestwich,

I am strongly in favor of local control of our community and surrounding area. I feel confident that Nevada City Planners have a clear idea of controlled growth, historic preservation and protection of our natural beauty and open spaces.

I am not sure what LAFCO's agenda is but whatever, it's another step away from local concerns and I fear it involves further development with decreased local input.

If it's not broken, then don't try and fix it. Please do all in your control to stop LAFCO proposal to reduce Nevada City's sphere of influence.

Sincerely,

Larry Casey  
Carrie Babcock

337 Long ST  
Nevada City

## Mark Prestwich

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**From:** Suzanne Oswald <archology@hotmail.com>  
**Sent:** Saturday, February 18, 2017 6:26 PM  
**To:** Mark Prestwich  
**Subject:** LAFCO and Nevada City SOI

February 18, 2017

Dear Mr. Prestwich:

Thank you for your letter apprising us of the proposal by the Nevada County Local Agency Formation Commission staff to significantly reduce Nevada City's sphere of influence.

My husband and I have lived on Willow Valley Road for over 25 years and my parents lived at this address beginning in 1965. We have a long history with LAFCO. We are both against any changes that would reduce the sphere of influence. We would be in favor of extending the SOI if the city would be able to accommodate added areas.

We will be unable to attend the February 23, 2017 meeting, but want to let you know our feelings on the proposal.

Sincerely,

Suzanne L Oswald and Alan M Mowry

11039 Willow Valley Rd.  
PO Box 2386  
Nevada City, CA 95959

## Mark Prestwich

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**From:** Abigail Givens <abigailgivens@yahoo.com>  
**Sent:** Saturday, February 18, 2017 2:53 PM  
**To:** Mark Prestwich  
**Subject:** LAFCO Sphere of Influence recommendations for Nevada City, Nevada County 2017

My family and I are residents and owners of an historic home, built in 1855, at the border of the Nevada City Sphere of Influence on Banner Mountain Trail. Just west of us on Banner Mt. Trail is the Nevada City water storage tank. East of us, farther out Banner Mt. Trail is the source of the water for Nevada City, Little Deer Creek "head waters". Little Deer Creek, runs through our property on its eastern border. We maintain a very protective attitude toward this "jewel", both for all the downstream users, human, animal and floral, and ourselves of course. Many of our neighbors are also very protective of this area, as we understand its significance to the City of Nevada City, as well as to the extensive downstream area of Nevada County, including Grass Valley, Alta Sierra, Lake of the Pines, Lake Wildwood, etc. Our specific concern is in fact that this area is so critical that any decrease in its borders would be devastating to the whole county. We would strongly suggest, rather than shrinking the sphere of City influence, that additional safeguards be planned for this area, specifically increasing the City's Sphere of Influence in this sector. The County of Nevada administration has plenty of their own issues to deal with and very often is just not capable of protecting this area. A recent example was the need for our private financial intervention into the poorly planned widening of Banner Mt. Trail. Another was the need for citizen intervention into the illegal trucking of toxic waste down Banner Mt. Trail from a proposed development site contiguous to the Little Deer Creek, "head waters", rather than trucking it along the approved route, Red Dog Road. That same development would have also included a very large, community septic system, threatening NID waters as well as Little Deer Creek. Decreasing the sphere of influence would put a large number of acres of surrounding land into the very risky and untenable position of trying to develop property which would try to use large community septic systems all of which would be draining toward Nevada City, where mandatory sewer systems would have been needed if under the city's influence. I would again strongly propose that the City Sphere of Influence be increased to include that threatened area, rather than decrease it.

Please excuse this premature draft, I am a novice e-mailer, I will continue and revise it and send it again later.

Abigail Givens  
11650 Banner Mt. Trail  
Nevada City, CA 95959

## LAFCO Sphere of Influence Proposal-February, 2017

I have grave concerns regarding the proposal to reduce The Nevada City Sphere Of Influence by LAFCO. I actually support increasing the Nevada City SOI. My biggest concern is the lack of control over future development projects and the potential risk of high-density development projects being approved by the county. This risk presented by lack of Nevada City zoning control could impact the very character of Nevada City and its historical charm and ambiance. More critical is the potential property value damage to existing residential neighborhoods and local businesses if these proposed areas were to move to a higher density development.

Nevada City has been an excellent steward of the local environment including Deer Creek environs, Hirschman's pond, And Sugar Loaf Mountain. I served on the Nevada City Parks and Recreation Committee headed by Dawn Zydonis for about six years when these areas were preserved for habitat and gentle human recreation. I believe an excellent balance between development needs and preservation of our beautiful natural wonders has been achieved. Nevada City needs to continue to be vigilant and to control areas contiguous to our city boundaries.

I see no benefits to neighbors living in the areas proposed for removal of the Nevada SOI designation. I only see downsides. In addition, those of us living within Nevada City limits foresee the suburbanization of our adjoining neighborhoods. If this change occurs the impact is visible in towns such as Folsom, Roseville, or through out Orange County. The old, charming, historical towns are completely emasculated by suburban sprawl. This is not what we want for our beloved town of Nevada City. Preserve our beautiful heritage and historical charm. Defeat this proposal.

Norm & Jan Westmore

## Mark Prestwich

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**From:** Ellen Del Valle <ellendv@ncws.com>  
**Sent:** Saturday, February 18, 2017 12:45 PM  
**To:** Mark Prestwich  
**Subject:** LAFCO Meeting February 23

Dear Mr. Prestwich,

Thank you for your informative letter of February 13 regarding the Nevada County LAFCo proposal to reduce Nevada City's sphere of influence. This move seems calculated not so much to ensure appropriate services to any future county residents, as suggested in yesterday's Union article, but rather to permit real estate developers to exploit Nevada City's desirability and cachet without having to address impacts to the town.

As you know, many of our residential streets were allowed to become commuter corridors for earlier developments outside the city limits. The volume of county traffic speeding through Nevada City to access Highway 49 every day is already intolerable from a noise and safety standpoint. Various attempts have been made to mitigate this impact by enforcing the 25 mph speed limit, but there is simply far too much traffic coming from outside the city which has no other means of reaching the highway. In addition to the ever-increasing car traffic we've experienced over the nearly 20 years my family has lived on Boulder Street, I've been appalled by the endless stream of loaded logging trucks and oversized construction vehicles allowed to travel on this narrow, hilly residential street. The county should not be finagling ways to allow more and more housing development. Instead it should be tasked to address our already dangerously inadequate roadway infrastructure and create new highway accesses outside of Nevada City.

Of greatest concern to me is the fact that Nevada City's streets are totally inadequate to handle a mass exodus in the event of forest fire. Last week's tremendous traffic gridlock in town and surrounding areas due to the highway 80 closures gave a glimpse of how potentially disastrous a forest fire evacuation would be in this area. Too much residential building has already been permitted in Nevada County with woefully inadequate traffic mitigations. I urge you to require Nevada County to solve this very dangerous infrastructure problem before considering any changes to our sphere of influence that would open the door to further development.

Yours sincerely,

Ellen del Valle  
270 Boulder Street  
Nevada City, CA 95959

## Mark Prestwich

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**From:** Jason White <jasonwhite@sierrametal.com>  
**Sent:** Saturday, February 18, 2017 11:19 AM  
**To:** Mark Prestwich  
**Subject:** City of Nevada City's SOI, LAFCO

I am the property owner of the following parcels near or in the city's present SOI: 35-420-42, 35-420-21, 37-070-07. I received notification from your office regarding the proposed changes to the city's SOI. The reduction in the city's SOI is welcomed by me, but I do not think it goes far enough. I do not believe the city should have any influence beyond its present boundaries. Many of the properties bordering the city, including mine, are larger parcels that are agricultural in nature. Laws and regulations appropriate for the city of Nevada City are totally inappropriate for such parcels.

Thank you for your time,

Jason White

## Mark Prestwich

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**From:** George Cutter <georgecutter@gmail.com>  
**Sent:** Saturday, February 18, 2017 7:45 AM  
**To:** LAFCO  
**Cc:** Mark Prestwich  
**Subject:** Sphere of Influence

I'm in support of keeping the Nevada City's sphere of influence on the HEW property and the Willow Valley area. Thank you

George Cutter  
530-559-3603  
[georgecutter@gmail.com](mailto:georgecutter@gmail.com)

## Mark Prestwich

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**From:** Catharine Bramkamp <bramkamp@yahoo.com>  
**Sent:** Friday, February 17, 2017 7:33 AM  
**To:** Mark Prestwich  
**Subject:** LAFCO Sphere of Influence

Hello Mark,

Thank you altering us to the LAFCO Discussion.

I cannot attend the meeting and so would like to give my opinion that we should not change the sphere of influence.

Please put me in the column marked: :Maintain the current boundaries.

Thank you for your good work for Nevada City, I was raised here and own a home here and I appreciate your efforts to keep the town intact and viable.

Catharine Bramkamp  
10607 Boulder St.  
Nevada City.

Catharine Bramkamp  
Chief Storytelling Officer | Podcaster | Author [YourBookStartsHere.com](http://YourBookStartsHere.com)

## Mark Prestwich

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**From:** Julie Bramkamp <jbramkamp@sbcglobal.net>  
**Sent:** Friday, February 17, 2017 6:49 PM  
**To:** Mark Prestwich  
**Subject:** Letter

Dear Mr. Prestwich: I changed my address from PO Box 13 to 300 Boulder Street months ago. Somehow this is not general knowledge around City Hall. Please change your address list as forwarded mail like your letter about LAFCO just arrived today.

My husband was involved in formulating the General Plan. It is as valid today as it was then. I think the traffic flooding our town last Friday night would be warning enough that our streets cannot handle any more huge subdivisions with their multiple vehicles.

I oppose any reduction in Nevada City's sphere of influence.

Sincerely, Julie Bramkamp. 300 boulder Street. Nevada City, CA 95959

Sent from my iPad

## Mark Prestwich

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**From:** Debbie & Jim Luckinbill <djluckinbill@nccn.net>  
**Sent:** Friday, February 17, 2017 8:55 AM  
**To:** Mark Prestwich  
**Subject:** 227 Sacramento Street

Dear Mr. Prestwich,

Both of us are opposed to removing/changing the boundary outside the City's limit and allowing LAFCO to take over control. We are lucky to have a City Council responsive to the plan of keeping our historic town environment small and surrounded by green belts. We are fully capable of controlling our sphere of interest without the supervision/governance of LAFCO.

Jim and Debbie Luckinbill  
227 Sacramento Street

## Mark Prestwich

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**From:** Andrew Hutchins <ahutchins50@gmail.com>  
**Sent:** Thursday, February 16, 2017 8:03 PM  
**To:** Mark Prestwich  
**Subject:** SOI - opposed

Dear Mark,

I own a home at 10607 Boulder Street, within the current SOI and ten doors from the current city limits at 300 Boulder Street. I am contacting you regarding LAFCO's proposed new SOI. Please add my name to the list of local residents opposed to the proposed new SOI boundaries.

Best regards,

Andrew

## Mark Prestwich

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**From:** Brian S. Jordan <bjordan440@gmail.com>  
**Sent:** Thursday, February 16, 2017 6:37 PM  
**To:** Mark Prestwich  
**Subject:** Re: NC Sphere of Influence Map (SOI)

Ok Thanks

And txs for the quick response.....you must be working late.

On Thu, Feb 16, 2017 at 6:34 PM, Mark Prestwich <[Mark.Prestwich@nevadacityca.gov](mailto:Mark.Prestwich@nevadacityca.gov)> wrote:

Hi Brian,

Yes, we will have one ready tomorrow. I received similar feedback from another person and will email you the map when it is available. We mailed letters to properties within the Sphere of Influence.

-Mark

**Mark T. Prestwich**

City Manager

City of Nevada City

**From:** Brian S. Jordan [mailto:[bjordan440@gmail.com](mailto:bjordan440@gmail.com)]  
**Sent:** Thursday, February 16, 2017 6:33 PM  
**To:** Mark Prestwich <[Mark.Prestwich@nevadacityca.gov](mailto:Mark.Prestwich@nevadacityca.gov)>  
**Subject:** NC Sphere of Influence Map (SOI)

Hi Mark,

Do they have a better map that might help us identify our location? Maybe something with some streets on it?

Thanks

## Mark Prestwich

---

**From:** Diane <virva@sbcglobal.net>  
**Sent:** Thursday, February 16, 2017 1:35 PM  
**To:** Mark Prestwich  
**Subject:** RE: LAFCO's proposal

Dear Mr. Prestwich,

I am in receipt of the Feb 13th mailing to all residents informing us of the proposal by Nevada County LAFCO to reduce the City's sphere of influence.

I have been a resident of Nevada City since 2000 and have enjoyed living here and raising my children here. For many years I was employed by a local company who had to do attend meetings for the Planning Commission amongst other local meetings involving local issues. I believe in our small town it is very important to have the SOI to help manage the integrity of our beautiful area.

I am NOT in favor of removing properties from the City's SOI by the county. I will attempt to attend the workshop but I do want to pass on and speak up about my thoughts on this subject.

Thank you.

**Diana Virva**  
[virva@sbcglobal.net](mailto:virva@sbcglobal.net)

## Mark Prestwich

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**From:** jeff peline.com <jeff@pelline.com>  
**Sent:** Wednesday, February 15, 2017 9:54 AM  
**To:** Mark Prestwich  
**Cc:** shannon@pelline.com; paulmatson@sbcglobal.net; reinettesenum@gmail.com  
**Subject:** LAFCO proposal

Hi Mark,

As 11-year residents and homeowners of Nevada City we strongly oppose the reduction of Nevada City's sphere of influence boundary.

It is short-sighted public policy and will jeopardize the well-being and quality of life of our city. Ironically, the proposal will also harm the rest of the County, because Nevada City is a "beacon" that attracts would-be residents, businesses and visitors to the entire area, thanks to its unique and historic charm.

Nevada City is probably the most recognized asset in our western county. It brings the County national attention, the latest example being a Sunset magazine cover that featured Nevada City.

We also draw your attention to this editorial in the current issue of our magazine, titled "A Sense of Place." It reinforces what we are saying. The link is here: [http://digital.sierraculture.com/publication/?m=38224&l=1#{"issue\\_id":377033,"page":2}](http://digital.sierraculture.com/publication/?m=38224&l=1#{)

Thanks,

Jeff and Shannon Peline

205 Clay Street

Nevada City, CA 95959

## Mark Prestwich

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**From:** scott swanton <scottjameswanton@gmail.com>  
**Sent:** Thursday, January 26, 2017 11:12 AM  
**To:** Mark Prestwich  
**Subject:** Sphere of Influence

Dear Mark

I just want to chime in with most of the speakers at last night's council meeting: We would be crazy to cede control of our city's "sphere of influence" areas to the county - because we'd never get it back. Come on, why on earth would we put our city's future in someone else's hands? We must fight this at every step of the way.

Stand tall, Mark.

Sincerely, Scott Swanton

## Mark Prestwich

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**From:** Karen Schimke <karenschimke22@gmail.com>  
**Sent:** Wednesday, January 25, 2017 5:31 PM  
**To:** Mark Prestwich  
**Subject:** Lafco and keeping the HEW property under Nevada City's sphere of influence.

Nevada city council- please ask LAFCO to keep the HEW property and willow valley area in Nevada City's sphere of influence. I

live at 10642 willow valley (2 driveways down from that HEW building) and support staying under the protective Nevada City's sphere of influence. This will ensure that my concerns related to traffic impacts and low density zoning will be addressed.

Thank you for your consideration. Karen Schimke

## Mark Prestwich

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**From:** greg schimke <gregschimke@live.com>  
**Sent:** Wednesday, January 25, 2017 5:10 PM  
**To:** Mark Prestwich  
**Cc:** karenschimke22@gmail.com  
**Subject:** Lafco

As a resident of Willow Valley Road, I oppose the elimination of the western portion of Willow Valley Road and particularly the old HEW property from the cities sphere of influence. A lot of hard. work has gone into dealing with the developer and the city that mitigated most concerns from residents. It would be foolish to have to start over with the County in the future

## Mark Prestwich

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**From:** Augustine DelValle <delvalle@ncws.com>  
**Sent:** Wednesday, January 25, 2017 12:43 PM  
**To:** Mark Prestwich  
**Subject:** LAFCO Leave Sphere of Influence AS IS

Dear Mr. Prestwich,

I live at 270 Boulder in Nevada City and I'm unable to attend the City Council meeting tonight. Regarding the LAFCO presentation scheduled for tonight I would like to urge the council to leave the City's sphere of influence AS IS. I believe this is important for the future of our town. Thank you very much for your time and cooperation in submitting this email opinion to the council for their consideration.

Gus del Valle  
Phone: 530-478-1574

## Mark Prestwich

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**From:** Judy Crowe <jude27@sbcglobal.net>  
**Sent:** Wednesday, January 25, 2017 12:33 PM  
**To:** info@broadstreetinn.com; davidsparkyparker569@gmail.com; evansphelps@gmail.com; duanestrawser@gmail.com; reinettesenum@gmail.com; Mark Prestwich  
**Subject:** agenda for tonight's meeting—possible change in Willow Valley area in Nevada City's Sphere of Influence

As a longtime Nevada City resident (40+ years), specifically in the Deer Creek to Willow Valley Road neighborhoods, I'm respectfully requesting that you ask LAFCO to keep the HEW property and the Willow Valley environs within Nevada City's Sphere of Influence.

Thank you for your attention to this v. important matter.

Judy Crowe  
218 Nihell Street

## Mark Prestwich

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**From:** Nevada City Chamber <admin@nevadacitychamber.com>  
**Sent:** Thursday, March 02, 2017 1:34 PM  
**To:** Mark Prestwich  
**Subject:** Lafco

To whom it may concern:

Our family has been in the same location for three generations. We want the sphere of influence left alone. We feel that the City is taking care of our City just fine!

Jim and Cindy Moon  
342 American Hill Rd  
Nevada City

## Mark Prestwich

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**From:** Elena Rayo <elenarayo@earthlink.net>  
**Sent:** Wednesday, March 01, 2017 9:28 AM  
**To:** Mark Prestwich  
**Subject:** SOI letter

Dear Mr. Prestwich et alia,

We are writing to strongly protest the recommendation by LafCo to reduce Nevada City's sphere of influence. We were present at the workshop last week and listened to arguments on both sides. What we heard was absolutely NO compelling reason to reduce the sphere, and every reason to keep it or even expand the SOI.

It seems clear that a reduction would highly compromise the integrity and charm of Nevada City. The last thing that would be good for us is to Brunswick-ize or Auburnize our beautiful historical town. We feel that tourism, infrastructure, and the viability would suffer greatly to turn this area over to the county, which has not made the best decisions in the past as regards our best interests.

Please consider to not reduce the sphere. And feel free to forward or use this letter as you see fit.

Sincerely,

Saul and Elena Rayo

combined 50 years of residence in Nevada City

## Mark Prestwich

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**From:** Dr. Roger Hicks <dr.hicks@yubadocs.com>  
**Sent:** Tuesday, February 28, 2017 8:01 AM  
**To:** Mark Prestwich  
**Subject:** LAFCO SOI

Dear Mr. Prestwich,

I am a Nevada City homeowner on Park Avenue Extension, where I have lived for more than 25 years. My home is just outside of current city limits, and inside the Nevada City sphere of influence.

I oppose the proposal by LAFCO staff to reduce the City's sphere of influence. I believe that if enacted, this proposal will negatively impact the city as well as me personally. I believe the City of Nevada City, not Nevada County, should have primary control over what happens in our neighborhood. The city better understands the neighborhood, the city's infrastructure, and the impacts of development within the SOI.

Please register my opposition to the proposal, and do not hesitate to contact me if I can be of further assistance.

Thank you,

Roger Hicks, MD  
Secretary, Urgent Care Association of America  
Medical Director, Yubadocs Urgent Care  
2090 Nevada City Highway  
Grass Valley, CA 95945  
Phone: 530.274.5020 Fax: 530.274.7679  
[www.yubadocs.com](http://www.yubadocs.com)



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## Mark Prestwich

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**From:** Linda Rachmel <l.rachmel@gmail.com>  
**Sent:** Tuesday, February 28, 2017 9:22 AM  
**To:** Mark Prestwich  
**Subject:** lafco proposal

Dear Mr Prestwich,

I am a nevada county resident and have lived here since 1979. my first home was in the city limits. For 30 plus years, I have lived in my current home which is a block out of the city limits.

I am opposed to the lafco proposal to reduce the city's sphere of influence. I think this would negatively impact the city as well as me and my property and its value.

Thanks,

Linda Rachmel  
10443 Park Ave Ext  
Nevada City, CA 95959

## Mark Prestwich

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**From:** maris sanford <sonfamily@live.com>  
**Sent:** Monday, February 27, 2017 5:58 AM  
**To:** Mark Prestwich  
**Subject:** Nevada City Sphere of Influence

Dear Mark,

I apologize for not attending the Feb. 23rd workshop regarding shrinking the size of Nevada City's boundaries. It is important that residents of Nevada City join together to prevent encroachment by the County.

**I am not in favor of reducing Nevada City's sphere of influence.** The current plan gives Nevada City the control to determine the intangible but real essence of the town. There are very distinct reasons why people come to Nevada City. The tangible reasons are plentiful, but there are great art and food places elsewhere. It is for our small and separate real country township. It is for the exquisiteness of actually driving through forested trees before coming upon our town. Let parking complaints come and go and all the the other "think of things we could do" go by the wayside. There is value in what currently exists. Real value. Strong Value. Evident Value.

I applaud those who do not want to see expansion. Sometimes change is not for the better. I miss when we used to have horse carriages roam the city on the weekends, as part of its quiet gentleness and peace of the town. What is attractive about a Nevada City that is unable to distinguish between its rural township and the "sprawl"? I like Grass Valley but it is also a teacher to us of what we can expect to have around us if we do not hold firm to our General Plan. Yes, we are known to have difficult loops to jump through regarding building and other restrictions. Good. Those stringent and firm guidelines is what helps keep Nevada City so appealing.

I hope the residents of Nevada City all agree with protecting our community from the LAFCO. I am sure they are nice people but their agenda is not our agenda. If we give away our boundaries and think they will not encroach, then we are too easily fooled. They are already encroaching on us with their proposal!

So, this may only be my two cents worth, but hopefully it is added to a large fund of opinions to preserve our township, as is.

Respectfully,

Maris Sanford  
103 Perseverance Mine Ct.  
Nevada City, Ca. 95959

## Mark Prestwich

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**From:** George Landsburg <george.landsburg@gmail.com>  
**Sent:** Friday, February 24, 2017 6:24 PM  
**To:** Mark Prestwich  
**Subject:** SOI

Mark,

You and the NC engineers acquitted themselves very well this past Thursday -- a logical, sound, and impressive defense. Thanks for your exemplary efforts. LAFCO [a redundant bureaucracy desperately trying to justify its existence?] had no rationale for its blatant assault on Nevada City which must be resoundingly rebuffed.

Perhaps the city should counter with a proposal sensibly expanding its Sphere of Influence.

If you need volunteer help of any sort I would be glad to participate.

Regards,

George Landsburg  
511 Dean Alley  
NC  
530 906-1690

## Mark Prestwich

---

**From:** George Landsburg <george.landsburg@gmail.com>  
**Sent:** Friday, February 24, 2017 6:24 PM  
**To:** Mark Prestwich  
**Subject:** SOI

Mark,

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Perhaps the city should counter with a proposal sensibly expanding its Sphere of Influence.

If you need volunteer help of any sort I would be glad to participate.

Regards,

George Landsburg  
511 Dean Alley  
NC  
530 906-1690

## Mark Prestwich

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**From:** Cycling 7000 <cycling7000@yahoo.com>  
**Sent:** Friday, February 24, 2017 4:48 PM  
**To:** Mark Prestwich  
**Cc:** Brent Leever; Steven Castleberry  
**Subject:** Nevada City SOI

Mark Prestwich  
City Manager  
Nevada City, CA

I am the owner of the property at 10514 Boulder Street, which is just outside the city limits, north side of the street before the Red Dog Y. I have owned that property since 1982 and my family has owned property in and about Nevada city since 1853. Our family's large cemetery plot is in Pine Grove Cemetery and goes back five generations.

Based on the information and map of the LAFCO proposal for SOI boundary reduction, it would appear that my property would stay in the SOI (long term), but the actual roadway of Boulder Street would be removed from Nevada City's SOI.

**I strongly object to the removal of ANY portion of Boulder Street itself from Nevada City's SOI.** What happens on that street significantly affects the residents of Nevada City. The City needs a direct say about that road itself. I believe the SOI should extend to the eastern side of the Pine Grove Cemetery (Park Street Extension), which would be the lower portion of Red Dog Road.

I also feel that the properties on both sides of Boulder Street, or properties accessed by roads off of Boulder Street (Pine View Heights, Boulder Street Extension, Park Street Extension) should also remain in Nevada City's SOI.

Please relay this letter to LAFCO. They are NOT acting in the interest of affected property owners with this proposed SOI reduction.

Thank you, and respectfully,

Noel Charonnat

--- **The Secret of Life is Enjoying the Passage of Time** ---

## Mark Prestwich

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**From:** Rick Street <rickstreet@gmail.com>  
**Sent:** Thursday, February 23, 2017 9:50 AM  
**To:** Mark Prestwich  
**Subject:** The LAFCO Dance

TO: Mark Prestwich, Nevada City Manager

From: Rick and Mary Street

Greetings,

Regretfully, Mary and I are unable to attend this morning's public meeting / workshop at the Rood Center.

However, after reading several explanatory articles, received through the internet as well as your letter mail, we continue to have the same question relating to this change of status by LAFCO: WHY?

What or who's motives are driving this proposal by LAFCO to change the existing status quo?

Bias aside, we cannot judge the merits of such changes without knowing the reasons for initiating them. To our knowledge, LAFCO has not published any comments?

Thank you for listening,

Rick and Mary Street

[We have lived for almost thirty years in the Nevada City area: twenty-eight years off Cement Hill Rd., and one year within Nevada City.]

## Mark Prestwich

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**From:** Trina Hunner <trinahunner@yahoo.com>  
**Sent:** Thursday, February 23, 2017 9:07 AM  
**To:** Mark Prestwich  
**Cc:** Richard Anderson  
**Subject:** Opposed to LAFCO proposal

Dear Mr. Mark Prestwich,

I am opposed to the reduction of the Sphere of Influence proposed by LAFCO. The character and charm of Nevada City is what lead me to move and purchase a home in this town over a decade ago. I enjoy bringing out of town family and friends to our beautiful community several times per year. They enjoy the historic character of NC coupled with the availability and opportunity for outdoor recreation. I have several concerns that I would like to be addressed during the meeting on 9/23/17.

- 1) Would the reduction of the NC SOI lead to increased traffic and road safety issues? I am a bicycle commuter and rely on safe roadways to get to and from work. Increased traffic would be a threat to my ability to commute safely.
- 2) Will the proposed decrease in the SOI lead to degraded water resources in our community? Our community needs to be managing our resources responsibly and respectfully especially in a changing climate. We need to be proactive about using our resources effectively and plan development accordingly. This is not the time for relaxed restriction on our resources. I am concerned that if properties are annexed outside of the SOI of NC this could occur.
- 3) Has LAFCO considered alternative ways to encourage development within NC SOI by focusing on redevelopment of existing buildings that are not being used? I don't know if this is in their scope but if development is a priority could they consider how to make redevelopment of existing infrastructure more feasible for developers?

In sum Nevada City is a wonderful community and I hope the character and charm can be maintained by allowing the City to manage itself as it has done for several decades to the benefit of its residents and visitors.

Thank you,  
Trina Hunner  
21789 Scotts Flat Road, NC

## Mark Prestwich

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**From:** gregg schiffner <gandlfilm@sbcglobal.net>  
**Sent:** Thursday, February 23, 2017 8:48 AM  
**To:** Mark Prestwich  
**Subject:** LAFCO power grab

[mark.prestwich@nevadacityca.gov](mailto:mark.prestwich@nevadacityca.gov)

Dear Mr. Prestwich,

Thanks very much for your letter explaining the concept of the "Sphere of Influence" (SOI). After studying the issue, we realize how important SOI is to the well being of our community, almost as important as zoning ordinances in protecting our quality of life and the health of our fragile watershed.

Our little village thrives in a small basin where all roads and streams funnel into and through the City of Nevada City. The care and watchful eye of our elected city officials has been key to development decisions that evaluate and minimize potential impacts. We strongly urge the LAFCO to maintain the existing SOI, and allow for its expansion in the future.

We totally support your efforts, on behalf of the City Council, to educate your constituents; and we totally support the efforts of our city officials, elected and staff, to fight against this LAFCO power grab, and protect all the residents of the Nevada City basin.

Thanks for your good work!

Sincerely,  
Gregg and Lin Schiffner  
640 Zion Street  
Nevada City, CA

**From: John Hiscox johnhiscox@yahoo.com**  
**Subject: Comments Regarding Proposed SOI**  
**Changes for Nevada City**

**Date: Feb 21, 2017, 4:59:51 PM**

**To: mark.prestwich@nevadacity.ca.gov, John**  
**Hiscox johnhiscox@yahoo.com, Catherine**  
**Allen cathlaughing@gmail.com**

RECEIVED  
FEB 24 2017  
CITY OF NEVADA CITY

**Mr. Mark Prestwich**  
**City Manager**  
**Nevada City' CA.**

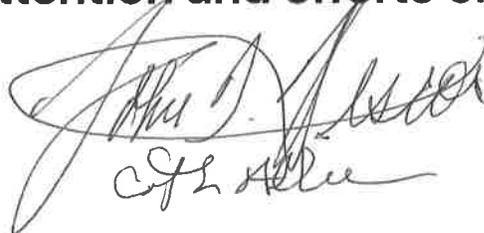
**Mr. Prestwich:**

**Thank you for the opportunity to comment on your February 13, 2017 correspondence regarding proposed changes to the Nevada City SOI. My wife and I are residents of the downtown Nevada City area. We receive city water and sewer service, and our home is located on American Hill Road, a relatively busy street for this area. Having been born and raised in Nevada City (69 years past), I have been privy to observing many changes to our city and the surrounding areas. Many of the changes have been benign, others have been poorly planned and developed. There is no shortage of examples of poorly planned projects in Brunswick Basin, Pine Creek Center, and other Grass Valley neighborhoods. These past mistakes effect all of us on a daily basis: increased traffic, increased noise, parking difficulties, lack of neighborhood oriented services (grocers, gas stations**

etc.). In general, I believe that Nevada City has done a much better job of planning and maintaining the community values we seek in Nevada City than have our city and county neighbors. I do not want Nevada County or the City of Grass Valley deciding the future of my hometown. Please consider both of us opposed to any changes in existing SOI guidelines for Nevada City.

Thank you for your attention and efforts on this matter.

John I. Hiscox  
Catherine L. Allen  
221 Drummond Street  
Nevada City, CA. 95959



2/21/17

2/21/17

Phone (530) 265-2012  
Email: [johnhiscox@yahoo.com](mailto:johnhiscox@yahoo.com).

DOC: February 21, 2017

Sent from my iPad. John Hiscox.

Dear LAFCo commissioners and staff:

We understand why LAFCo is reviewing the Sphere of Influence boundary for Nevada City, and it's probably a good idea.

I went up in a glider (50 miles per hour), from Harmony Ridge to the Bear River, several times, a couple of years ago. The houses were equidistant from each other across the horizon, unmitigated sprawl. It did not look to me like anyone was doing any regional planning

But, as an architect that does housing and planning all over the country (and the world) and has been awarded the Human Habitat award by the United Nations in 2000, amongst many others. And as a citizen of Nevada City that cares a great deal for our town, I would like to make some suggestions.

1. That the Sphere of Influence (SOI) stay with Nevada City
2. Nevada City aggressively plan to annex adjacent properties either by:
  - a. Waiting for applications, which I don't recommend
  - b. Or better yet, by starting an amenable negotiation with key landowners nearby. "This will serve both of us", should be the first comment to the owner.
3. That Nevada City acquire additional planning staff, someone like Darin Dinsmore, a very strong planner, who I think all of you know and propose new zoning, smart growth, where housing is near jobs, walking distance to downtown, and able to, hopefully, provide a bus stop in the future. Even engage in some form-based zoning, which was so prevalent in Denmark the two years I worked there. Where municipalities hired very capable planners to make a three-dimensional suggestion of what would work for their town and region. This would serve the General Plan and buyers/builders would be encouraged to build to the form based zoning that the city/region prefers— less churn and less sprawl.

It is clear, that you are signaling that now is the time for Nevada City to engage in deliberate and positive town-making and it is clear to me and others that they are best suited to get this job done.

There are key sites that need to be annexed into Nevada City right away and developed in a way that serves the city and the region.

1. HEW Building: Housing near jobs, neighborhood center, on Nevada City sewer  
The owner bought the 12 acres from the county for the low price of \$95,000. This is perfect housing, near jobs, walking distance to downtown and to a neighborhood store, which is very in keeping with historical Nevada City.
2. 20 acres owned by the county west of the Juvenile Hall. This was bought as a corporate yard. At 95% auto-oriented, this is the opposite of what should be located here when it could better be used for housing near jobs and near town, making it 30-40% pedestrian oriented.

3. And many other sites.

Thank you for paying attention to our town and region, and encouraging us to get even more proactive. And with your help, we, the citizens of Nevada City, are the most capable of moving smart town planning along. To make less auto-oriented neighborhoods would be our mutual goal.

I've spoken to hundreds of Nevada City citizens about this, all of them agree, and want to encourage more pedestrian-friendly child-friendly, elder-friendly and neighborly neighborhoods. This requires less sprawl.

I will be on a plane Thursday, the 23rd to Durham, North Carolina, where our firm is designing a new multi-family housing development like the one across the street from the Rood Center, so I won't be able to be there for the entire hearing and I thank you very much for the time. I apologize for that and value the opportunity to provide my input, I'll be there briefly tomorrow.

Charles Durrett  
Architect, Planner and Citizen of Nevada City

## Mark Prestwich

---

**From:** stuartmbaker@gmail.com  
**Sent:** Thursday, February 23, 2017 8:22 AM  
**To:** Deborah Gilcrest; Kate Duroux; SR Jones  
**Cc:** Mark Prestwich; nevadawillowvalleyneighbors@hotmail.com  
**Subject:** We oppose changes to the SOI

Honorable Commissioners,

We live at 14649 Harter Place. We are unable to make the LAFCO meeting today because of our work schedules. Our property butts up directly to the HEW site.

We are very concerned with the proposal to delete Nevada City's sphere of influence related to land use, which is been in place since 1983. We have a great deal of faith and trust in Nevada City's land use decisions, especially related the the HEW. We believe that moving these types of decisions to the county level would be detrimental to our quality-of-life and the peaceful environment we live in. We ask that you do not change what is successfully in place right now.

Please let me know if you have any further questions.

Sincerely,

Stuart Baker

Sent from my iPad

## Mark Prestwich

---

**From:** Lindsay Yogi <lindsayyogi45@gmail.com>  
**Sent:** Thursday, February 23, 2017 7:26 AM  
**To:** Mark Prestwich  
**Subject:** LACK

Please leave it as it is! NO on changing LAFCO!!

Sincerely,

Lindsay and Tomo Yogi  
12525 Tesla Pl, Nevada City, CA 95959

## Mark Prestwich

---

**From:** Theresa Thickens <t.thickens@gmail.com>  
**Sent:** Thursday, February 23, 2017 7:25 AM  
**To:** Mark Prestwich; mark.prestwich@nevadacity.ca.gov  
**Cc:** Theresa Thickens, PsyD  
**Subject:** Oppose LAFCO Proposal

Dear Mark Prestwich and Members of the City Council,

I am unable to attend today's meeting as planned, yet I wish to express my strong opposition to the LAFCO proposal via this correspondence. My husband and I own the beautiful property located at 128 Nevada Street. He, as a Fire Chief in Placer County, has worked closely with LAFCO on numerous emergency service matters, and I, as a professional involved in promoting critical county mental health services, understand the many negative implications (operational and monetary) associated with this proposal. If a motion is carried to accept this proposal as written, we must certainly rethink our plans to remain in Nevada City. Please include my strong opposition in the public comments during the *LAFCO SOI Workshop* today.

Thank you for your role in preserving the unique community of Nevada City - The Gem of Northern California.

Respectfully,

***Theresa Thickens, Psy.D.***

*Chair, Placer County Mental Health, Alcohol, & Drug Board*  
*Email: [MHADB@placer.ca.gov](mailto:MHADB@placer.ca.gov)*

*Clinical Psychologist #27640*  
*Marriage & Family Therapist #51885*  
*Email: [t.thickens@gmail.com](mailto:t.thickens@gmail.com)*

*Voicemail: (530) 567-5266*

If you have a life threatening emergency call 911 for help. Thank you...

**This is *Privileged and Confidential Electronic Mail* within the scope of the Electronic Communication Privacy Act, 18 USCA 2510, and may contain non-public, confidential and/or legally privileged information intended for the sole use of the designated recipient(s). If you received this email in error, any interception, use, copying, distribution or disclosure is prohibited. Please notify the sender of the error by reply e-mail and then delete this entire message, attachments, and prior emails contained in this message.**

## Mark Prestwich

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**From:** Kathleen Hare <khare95959@gmail.com>  
**Sent:** Thursday, February 23, 2017 4:42 AM  
**To:** Mark Prestwich  
**Subject:** Expanding the County Sphere of Influence

I live at 10700 Willow Valley Rd in Nevada County and am concerned that the Board of Suervisors LAFCO staff is seriously considering expanding its Sphere of Influence to include the area around the old HEW building, thus reducing the area of the Nevada City Sphere of Influence. We who live in this area do not think it is in the best interest of our neighborhood. We have worked to maintain the quality of this neighborhood area and want to keep it within the Nevada City SOL.

Thank you.

Kathleen Hare, RN, LCSW  
10700 Willow Valley Rd,  
Nevada City, CA 95959  
530-559-5584

## Mark Prestwich

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**From:** Suzanne Hall <3zanadana3@gmail.com>  
**Sent:** Wednesday, February 22, 2017 11:50 PM  
**To:** Mark Prestwich  
**Subject:** sphere of influence

Dear. Mr. Prestwich

I'm unable to attend the LAFCO SOI workshop but would like to offer my opinion as a 24-year Nevada City resident. I see no benefit to reducing the SOI except to developers. In short, I'm decidedly against reducing the SOI and seeing our local environment negatively by such an action.

Warmest regards,

Suzanne M. Hall  
453 Sacramento St, Nevada City, CA 95959

## Mark Prestwich

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**From:** Jacquie Weills <yogaflowerlady2@gmail.com>  
**Sent:** Wednesday, February 22, 2017 10:52 PM  
**To:** Mark Prestwich  
**Subject:** SOF

Dear LAFCo Commissioners,

I live in Nevada City's Sphere of Influence and I believe they have done a responsible job in growing carefully. From my perspective, they have been good neighbors and deserve to have the Sphere of Influence remain as it is today.

Thank you,  
Jacquie Weills  
10108 Robinson King Road  
NC, 95959

## Mark Prestwich

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**From:** Nikos Hunner <nikos360@yahoo.com>  
**Sent:** Wednesday, February 22, 2017 7:16 PM  
**To:** Richard Anderson; Mark Prestwich  
**Cc:** Trina Hunner  
**Subject:** I am opposed to LAFCO proposal

Dear Mark and Richard,

I am opposed to the reduction as proposed by LAFCO. Many of the reduced area has the potential to be served by the Nevada City Wastewater Treatment plant. Please analyze the potential impacts of failing septic systems. I have spoken with many people this winter who live on poorly drained clay soils and are experiencing backed up septic systems. Several of these residents are in the areas that would be reduced. I am concerned regarding the impacts to water quality from these failing systems.

I moved to Nevada City 10 years ago because of the landscape that has resulted from the 1983 sphere of influence. I enjoy the open space and feel of the area. I would consider moving to a more remote area if Nevada City changed for the worse. I am an avid bicyclist and roads are already very busy. A reduced sphere of influence would not improve this.

I have spent time in comparable cities such as Jackson and Carmel. I would not choose to live in those areas because they feel way too crowded and it seems there was no consideration given to planning and development. I fear this would happen with a reduced sphere of influence.

Climate change is clearly resulting in more severe drought and floods. What will be the impacts from more impervious surfaces? What will be the impacts from more demands on our water?

I would appreciate more analysis regarding what potential developments could occur and what has happened outside the sphere of influence in comparable cities. Who benefits from a reduced sphere of influence. I thought Foresthill was a nice, little town, until a Dollar Store popped up next to the high school. As a citizen, I felt like I had no voice to the 3 new proposed dollar stores in Grass Valley. Is this a valid concern with a reduced sphere of influence? If so, how do Dollar stores impact the local economy?

Thank you for you time, I hope you realize the true benefit of the 1983 sphere of influence and maintain it,

Nikos Hunner  
21789 Scotts Flat rd

## Mark Prestwich

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**From:** Charles Staetz <castaetz@gmail.com>  
**Sent:** Wednesday, February 22, 2017 4:58 PM  
**To:** Mark Prestwich  
**Subject:** Change in Nevada City Sphere of Influence

Hi Mark,

I certainly plan to attend the meeting tomorrow at which a reduction in the Sphere of Influence will be discussed. I am the president of the Friends of Banner Mountain (FBM). The original organization was known as the Banner Mountain Homeowners Association (BMHA). It was founded in 1984 and was recently reorganized as a non-profit 501(c)(3) organization to become the FBM.

FBM is a community organization that works to preserve and improve life on Banner Mountain. There are approximately 400 active member and 200 - 300 folks who receive the FBM Newsletters.

We are definitely interested in the welfare of Banner Mountain and the surrounding area. The proposed reduction of the Sphere of Influence of Nevada City has the interest of many of our members.

At the present time we see no compelling reason to the change the current status of the Sphere of Influence.

Charles Staetz  
President, Friends of Banner Mountain  
530-798-6510

## Mark Prestwich

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**From:** John M. Daly <johndaly24@gmail.com>  
**Sent:** Thursday, February 23, 2017 5:53 PM  
**To:** Mark Prestwich  
**Subject:** LAFCO

Dear Mark,

I was not able to attend the meeting this morning due to other appointments. I hope there will be more. This is too important a subject.

I have worked for Coldwell Banker Grass Roots Realty for 35 years, since 1981, as a Realtor. Obviously, I have see a lot of change.

One of the things I am most proud of is that we have consciously maintained the Integrity and Historical value of Nevada City. I think we need to continue this fight.

The LAFCO proposition will take all control of the area around us out of our hands. We will see developments like the proposed one at the new Dorsey Drive Overpass. I think it is paramount that we do not let the Sphere of Influence of Nevada City be diminished by even one sq foot.

Thank you for your time and please keep me informed.

Sincerely,

John Daly

John Daly - CRS

2007 CRS Agent of the Year for Northern CA  
Coldwell Banker Grass Roots Realty  
855 Sutton Way, Grass Valley, CA 95945  
530-273-8097 DIRECT  
530-277-9151 CELL  
CA DRE# 00807373

## Mark Prestwich

---

**From:** Kim Koons <kimk114@gmail.com>  
**Sent:** Thursday, February 23, 2017 8:37 PM  
**To:** Mark Prestwich  
**Subject:** LAFCO sphere of influence recommendations

Dear Nevada City Council and City Manager,

My name is Kimberly A Koons and I live at 501 Brock Road in Nevada City, California.

After reading about LAFCO's proposed changes to Nevada City's Sphere of Influence, I am absolutely opposed to changing the existing SOI boundaries. The existing SOI boundary represent careful planning years ago about the kind of growth we want and where we want it to be located with respect to water quality, drainage and runoff, fire protection, roads, wild life corridors, walking trails as well as scenic beauty all around us. This plan will become even more important as people continue to relocate to Nevada City to retire, raise a family or for employment relocation. The population will grow in Nevada County, so well thought out planned growth is essential.

Please do everything in your power to reject the new proposed Nevada City SOI boundaries. The quality of life here in Nevada City is wonderful and critical to our future including our property values.

Sincerely,  
Kimberly A Koons

## Mark Prestwich

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**From:** Diane Robertson <dianerob43@gmail.com>  
**Sent:** Thursday, February 23, 2017 2:48 PM  
**To:** Mark Prestwich  
**Subject:** Sphere of Influence

Dear Mr. Prestwich and members of the city council,

Though I do not live within the city limits, I am very much concerned about the sphere of influence for Nevada City.

It is my zip code, my phone number, my public library, the roads I travel and the businesses I patronize. It is where my children went to school and where I taught for twenty years.

What surrounds Nevada City is every bit as important as what is within it, both for visitors and for local citizens. While I don't always agree with decisions made by our city council, I believe that its members take to heart their responsibilities and value the quality of life in our community. I don't necessarily trust decisions made by a distant, faceless, likely indifferent group of people.

We need to keep the current SOI boundaries.

Sincerely,

Diane S. Robertson  
10817 Cement Hill Road  
Nevada City, CA 95959

**(530) 265-2995**

## Mark Prestwich

---

**From:** Kim Koons <kimk114@gmail.com>  
**Sent:** Thursday, February 23, 2017 8:37 PM  
**To:** Mark Prestwich  
**Subject:** LAFCO sphere of influence recommendations

Dear Nevada City Council and City Manager,

My name is Kimberly A Koons and I live at 501 Brock Road in Nevada City, California.

After reading about LAFCO's proposed changes to Nevada City's Sphere of Influence, I am absolutely opposed to changing the existing SOI boundaries. The existing SOI boundary represent careful planning years ago about the kind of growth we want and where we want it to be located with respect to water quality, drainage and runoff, fire protection, roads, wild life corridors, walking trails as well as scenic beauty all around us. This plan will become even more important as people continue to relocate to Nevada City to retire, raise a family or for employment relocation. The population will grow in Nevada County, so well thought out planned growth is essential.

Please do everything in your power to reject the new proposed Nevada City SOI boundaries. The quality of life here in Nevada City is wonderful and critical to our future including our property values.

Sincerely,  
Kimberly A Koons

## Mark Prestwich

---

**From:** Judith Lancaster <judithlancaster777@gmail.com>  
**Sent:** Thursday, February 23, 2017 2:27 PM  
**To:** Mark Prestwich  
**Subject:** LAFCO

Mark:

Thank you for your letter concerning the LAFCO meeting today - it was a bit short notice for me to attend, so I am emailing.

I am disconcerted that, apparently, the County feels free to propose what seem to be considerable changes to our city's SOI. I see this as meddling in our affairs, and my major concern is that development such as "big box stores" which would change the character of this community would take place - and I strongly oppose such changes.

I am sure we will receive updates about today's meeting, and deadlines for any decisions.

Regards:  
Judith Lancaster  
Jordan St homeowner

## Mark Prestwich

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**From:** julie langston <julie\_langston@hotmail.com>  
**Sent:** Thursday, February 23, 2017 1:59 PM  
**To:** Mark Prestwich  
**Subject:** View Shed, Water Shed

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello, Mark.

It was good to meet you just now and be able to thank you for the great presentation you and your people at the city gave to LAFCo and Nevada City residents. I learned so much about our area this morning.

Talk of the Robinson "finger" was especially interesting for me since I live nearby (in Area 5 on one of your projected maps that Amy referred to in her talk). In fact, my property (Parcel 31-210-21) runs right down the city line it shares with the NCSoS property at 112 NC Hwy. Can I petition to have my property at 10293 Ridge Road annexed into Nevada City?

As for the noisy CNG mobile unit, Robinson Enterprises, Inc. doesn't own, operate or even use it. It belongs to Waste Management, and it operates mostly at night, as it always has.

You and Amy talked about the importance and value of Nevada City's View Shed today in your presentations. We have a lovely view from our house, and it is a great pleasure to us. It has always seemed a shame, however, that the first thing one sees on the way into Nevada City is the Robinson mess. It shrinks and swells, but rows of RVs sometimes line the fence, and it is a boneyard of hundreds of heavy equipment vehicles that fire up at 3:30 a. m. some days, according to my neighbors in the houses along NC Hwy (107-143 NC Hwy). Just a thought about View Shed...

Thank you for your hard work.

Julie Langston  
530-559-0761

---

**From:** Mark Prestwich <Mark.Prestwich@nevadacityca.gov>  
**Sent:** Monday, November 9, 2015 9:30 AM  
**To:** julie langston  
**Subject:** RE: Robinson Enterprises

Hi Julie,

The City's Engineer reviewed the plans, visited the Robinson facility and walked nearby your home in the evening. The plans were approved approximately 5 years ago and it does not appear the City has received any noise complaints until yours. The sound appears to be detectable but within acceptable decibel levels. The complaint about sound was transmitted to Robinson so it's possible they have made some modifications.

## Mark Prestwich

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**From:** Eric Little <eclittle@earthlink.net>  
**Sent:** Thursday, February 23, 2017 1:17 PM  
**To:** Mark Prestwich  
**Subject:** Keep Nevada City SOI

Mark,

I am a Nevada City homeowner at 322 Nile Street.

I disagree with any proposal that would reduce Nevada City's sphere of influence. I regret being unable to attend the workshop today. However, I support all action taken to resist any change in the current status.

Best,

Eric Little.

## Mark Prestwich

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**From:** Elia, Shari <shari.elia@sap.com>  
**Sent:** Friday, February 24, 2017 11:21 AM  
**To:** Mark Prestwich  
**Subject:** NC SOI comments

Hello, Mark, I received your mail inviting us to comment on the proposed LAFCO changes. I'm sorry we missed yesterday's workshop, as we were out of town. I do appreciate, though, the chance to offer up my views. My husband and I are strongly opposed to any proposed changes to reduce the SOI. We are recent newcomers to Nevada City, and purchased a home on Airport Road in October. While we currently have our own well and septic, one of the big selling points in our eyes is the ability to connect to City water and sewer in the future in the event our well or septic fails. We also highly value the proximity to city Fire and other services.

But more than that, we appreciate the sense of historic, wooded community in a beautiful, serene and pastoral setting. We will strongly oppose anything that threatens the current quality of life or may degrade property values through zoning changes or unrestrained growth.

Nevada City is a wonderful and unique small town – let's keep it that way!

Are there other ways I can help fight this proposed change?

Thank you  
Shari and Pietro Elia  
408.569.5153

## Mark Prestwich

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**From:** sue haddon <haddonsue@gmail.com>  
**Sent:** Wednesday, February 22, 2017 10:18 AM  
**To:** Mark Prestwich  
**Subject:** LAFCO proposal

Mark, I own my home on Boulder Street and have lived here for 35 years. I think that Nevada City is a unique place and I would not want LAFCO to change boundaries and zoning. In order to keep the beauty and small community, I feel that we have to be careful about development. It can ruin what we have. I can't make the meeting on Thursday because I work, but please let me know if there is anything else I can do to stop this from happening. Sincerely, Sue Haddon

## Mark Prestwich

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**From:** Claudelle Moe <cmoe51087@gmail.com>  
**Sent:** Wednesday, February 22, 2017 10:00 AM  
**To:** Mark Prestwich  
**Subject:** Sphere of Influence - Nevada City

Dear Mark,

We own 5 properties in Nevada City and would like to see the current sphere of influence remain the same.

We can not see any advantage to the proposed reductions.

Sincerely,

Anita C. Moe  
Stephen Moe

Parcels:

05-510-06-000

05-510-07-000

05-530-06-000

05-530-10-000

05-530-11-000

## Mark Prestwich

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**From:** Brant Wenegrat <brant.wenegrat@yahoo.com>  
**Sent:** Wednesday, February 22, 2017 3:03 PM  
**To:** Mark Prestwich  
**Subject:** Changes to SOI

Dear Mr. Prestwich,

I am a resident of Nevada City. I am writing to urge you and other city officials to resist the LAFCO proposal reducing the City's SOI, even if doing so requires recourse to litigation. I think it a certainty that reducing the current SOI will lead sooner or later to significant development damaging to our environment and destructive of our unique ambience. I think the City should fight to maintain control of its destiny.

Yours truly,

Brant Wenegrat  
646 East Broad Street  
Nevada City, CA

Sent from my iPad

RECEIVED

FEB 23 2017

City of Nevada City  
Attn: Mark Prestwich, City Manager  
317 Broad Street  
Nevada City, CA 95959

CITY OF NEVADA CITY

February 19, 2017

Dear Mr. Prestwich,

Our family concurs with your efforts to expand, or at the very least maintain, Nevada City's sphere of influence. We believe our quality of life and property values will best be sustained by the cautious and careful planning driven by our city's government. Please vigorously push to expand the SOI and resist all incursions into our space by the county, Grass Valley, and LAFCO.

Nevada City's "essence" should be expanded thoughtfully into adjacent acreage. Nevada City is not and will never be "sprawling" but can grow into an expanded SOI with complementary, measured development with substantial preservation of open space.

We also own property in the county, where we see sloppy, seemingly code-less and uncontrolled environmentally destructive "development" occurring all around us. In my opinion, LAFCO, the County, and GV are in fact proponents and facilitators of the very urban sprawl they decry. Our city must buffer against such travesties as Grass Valley's 'Pineless Creek' and multiple 'Mobile Home Communities' anywhere near our hopefully expanded SOI.

We recognize the costs of expanding the city's service zones may come at a time when our existing infrastructure also needs attention, and that such costs may not always be in balance with city revenues. We for one would support additional taxes as a worthy investment in our future, should that prove necessary.

Regards,



George Landsburg  
511 Dean Alley, N.C.  
george.landsburg@gmail.com



McCamant & Durrett Architects

RECEIVED  
MAR 01 2017  
CITY OF NEVADA CITY

March 1, 2017

### NEVADA CITY OFFICIALS

Evans Phelps  
Bryan McAlister  
Amy Wolfson  
Hal DeGraw  
Bill Falconi

Duane Strawser  
David Parker  
Reinette Senium  
Valerie Moberg  
Mark Prestwich

I was extremely impressed with how well prepared the staff of Nevada City was last Thursday at the LAFCo public hearing, and how compelling their arguments were. Mark Prestwich (city manager), Amy Wolfson (head of planning), Bryan McAlister (city engineer), and Bill Falconi ("assistant city engineer") together knocked it out of the park.

Thanks for preserving Nevada City's influence over it's sphere.

They may not want to give the city a chance to present anything at the next hearing, but I would petition and insist that there is new information. I'd say that plans are underway to annex new sites and how and when, otherwise you may lose momentum.

The energy was perfect for a 5-0 at that time, (last Thursday), but because they continued it I think that you have to address at least one of their major concerns.

Please see the attached email from Ben Aguilar, LAFCo alternate and Grass Valley City councilman. I've received numerous emails from him.

Sincerely,

Charles Durrett  
Principal Architect



Charles Durrett <charles.durrett@cohousingco.com>

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## Thursday LAFCo hearing

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**Ben Aguilar** <baguilar@cityofgrassvalley.com>  
To: Charles Durrett <charles.durrett@cohousingco.com>

Fri, Feb 24, 2017 at 3:17 PM

Charles,

There was a tremendous turnout for the meeting and the overall public consensus was to not change the sphere of influence. I feel that the commission got the message, and once we finish the public comment portion next month, I feel confident that the commission will pass the public's direction to staff with the message that the Nevada city do a better job of annexing/smart growth into its large sphere so that it warrants its size. This meetings publicity should help educate the people outside the city limits on Nevada city's policy of not actively soliciting annexations but taking applications as they come in. Maybe after more annexations, lafco staff will be satisfied. Time will tell.

Thanks,

**Ben Aguilar**

Council Member  
City of Grass Valley  
125 East Main Street  
Grass Valley, CA 95945  
(530) 273-4317  
(530) 802-2019 mobile

[Quoted text hidden]

2.25.17

BRIDGEPORT BARN & BRIDGE  
South Yuba River State Park; Nevada County, CA  
Longest single span wood arch bridge, built 1862  
artist *mim meakin*

Dear Mr. Prestwich,

I can see no reason for considering shrinking the SOI of Nevada City. The fact that 7 people ~~don't~~ can decide this question is hard to accept, so I am pleased they are asking for input which I hope they will respect. If anything I believe the SOI should be enlarged to protect our unique & historical city.

Sincerely, *Lesly Whit*  
Box 188, N.C.

RECEIVED

MAR 03 2017

CITY OF NEVADA CITY

CITY OF NEVADA CITY  
ATTN. MARK PRESTWICH  
317 BROAD ST.  
NEVADA CITY, CA  
95959



CITY OF NEVADA CITY  
RE: LAFLO'S SOI PROPOSAL

3.1.17

DEAR CITY,

I AM VERY FAMILIAR WITH BOTH THE CITY AND THE COUNTY IN TERMS OF AUTHORITY OVER THE EXISTING BOUNDARIES OF THE SPHERE OF INFLUENCE AND THE RAMIFICATIONS IN FUTURE PLANNING.

NEVADA COUNTY LAFLO'S PROPOSAL IS A TERRIBLE IDEA - PERIOD! YOUR CITY WOULD BE SADDLED WITH THE WHIMS OF THE COUNTY, ITS GREED FOR TAX REVENUE, CARELESS PLANNING AND LEAVING YOU TO TAKE CARE OF THE MESS. RESIST THEIR EFFORTS AT ALL COSTS, THERE'S NO GOING BACK!

WILLIAM & COLLEEN JAEGER 307 SPRING ST., N.