

# CITY OF NEVADA CITY

## CITY COUNCIL STAFF REPORT

MEETING OF: May 22, 2024

Agenda Item No. 11

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**Subject:** Consideration of 1) Adopting the Recommendation of the Nevada City Courthouse Ad Hoc Committee Recommendation in Relation to the Site Selection for the Courthouse Relocation; and 2) Directing that Potential Partnership Opportunities for the Site Return to the City Council for Consideration of Approval Before August 2024.

**Date:** May 14, 2024

**From:** Sean Grayson, City Manager  
Bryan McAlister, City Engineer

Reviewed & Approved:

City Manager:

City Attorney:

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**Recommended Action:** Adopt the committee recommendation and provide direction on partnership opportunities.

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### ISSUE STATEMENT AND DISCUSSION:

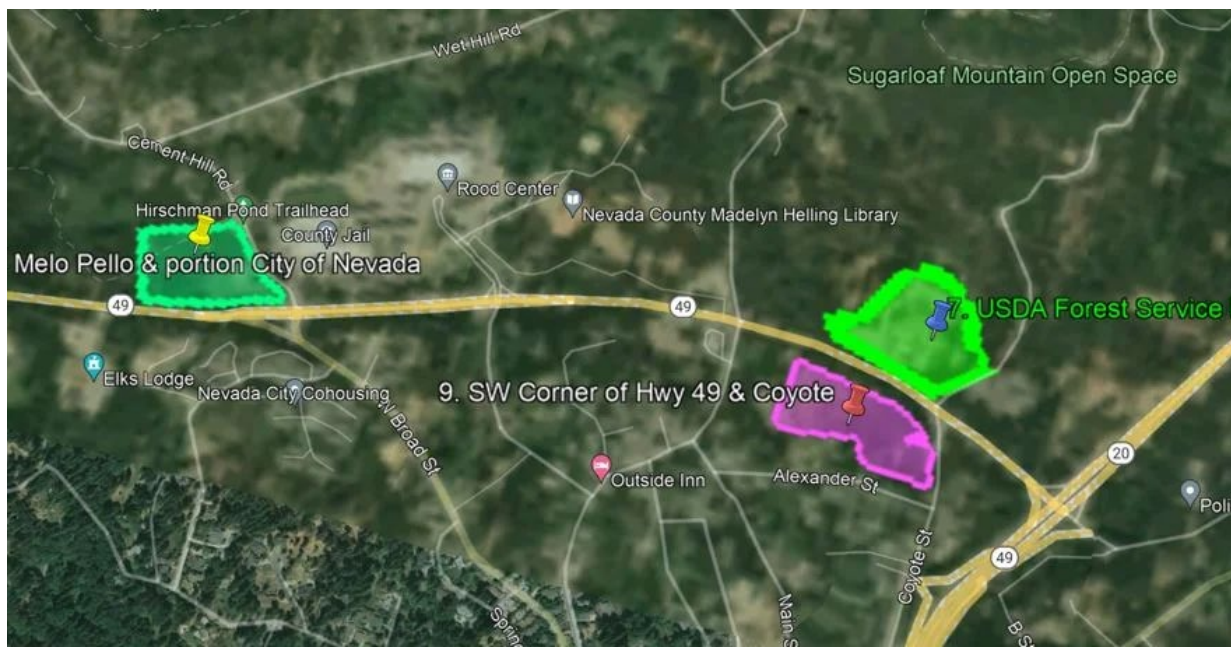
The Judicial Council of California (JCC) has approved and obtained initial funds for the relocation of the existing Nevada City Courthouse to a new location over the next five to seven years. The JCC is currently in the land acquisition phase of the project. The JCC hosts a Public Advisory Group (PAG) which the City Manager and the Mayor are designated representatives along with representatives from a variety of stakeholders within Nevada County including: the County of Nevada, City of Grass Valley, Town of Truckee, District Attorney, Sheriff, Probation, Public Defender, Nevada County Bar Association, Nevada County Court, and the JCC. The PAG is the designated interface for the JCC, but it does not include any direct public consideration from Nevada City stakeholders. To collect Nevada City public consideration and input the City Council appointed the third iteration of the Nevada City Courthouse Ad Hoc Committee on February 14, 2024 (previous committees were appointed in 2009 and 2019). The committee members include Chair Paul Matson, Councilmember Doug Fleming, the City Manager, and the City Engineer.

The committee conducted a public meeting on March 4, 2024, reviewing the sites under consideration by the JCC at the time. The Committee established the following priorities for the site of the new courthouse:

- Within the incorporated boundaries of Nevada City
- On or near Highway 49
- Away from conflicts of traffic associated with schools
- If on Highway 49, on the northside of the highway to avoid residential conflicts

On March 21, 2024 the Judicial Council of California (JCC) announced the “location for new Nevada City Courthouse narrowed down to three potential sites” through the attached press release. The three sites are listed and indicated in the JCC map below:

- USDA National Forest Service Office location
- Melo Pello/Hirschman area—northwest corner of Cement Hill Road and Hwy 49
- Parcels at the corner of Highway 49 and Coyote



Consultants to the JCC are completing technical review and scoring of the three sites with regard to architectural, engineering, environmental, planning, cost, and other related actions that require specialized review. Once complete, the information will be presented to the PAG in late August of 2024 or later. That meeting will also be an opportunity for the City to share the community’s specific input on the three finalist sites.

The committee met again on April 2, 2024, to solicit stakeholder input on the three finalist sites. Forty (40) written public comments were provided prior to the committee meeting and are attached to this staff report. In addition to the committee and city staff members, 42 people attended the meeting and provided a variety of public comment. The public comment could broadly be placed into three categories: opposition to, “Parcels at the corner of Highway 49 and Coyote”; opposition to, “Melo Pello/Hirschman area—northwest corner of Cement Hill Road and Hwy 49”; and support for, “USDA National Forest Service Office location”. The discussion and comments received included concerns about the appropriateness of a courthouse on the “Melo Pello/Hirschman area” site and the “Parcels at the corner of Highway 49 and Coyote” site. A non-exhaustive list of the concerns includes:

- Fire evacuation impacts
- Impacts on existing and future trails and open space projects
- Historic mining areas and disruption
- Proximity to historic neighborhoods
- Massing and size incompatible with the area
- Height of the structure blocking houses
- Traffic impacts
- Impact to riparian habitats
- Existing traffic on Coyote Street and Cement Hill
- Slope considerations from the highway
- Noise concerns for neighbors

If selected, both the “Melo Pello/Hirschman area” site and the “Parcels at the corner of Highway 49 and Coyote” site would have an unfavorable impact on the City’s housing element. They are both zoned R1 (single-family residential) with a general plan designation of SF-Single Family. An intensified public use in the single-family residential zone would be inconsistent with the City’s zoning ordinance and General Plan. Additionally, for the “Parcels at the corner of Highway 49 and Coyote” site existing single-family

residential homes would be removed as part of the project creating a net negative to housing stock in the City.

After discussion and interaction with those in attendance, the Nevada City Courthouse Ad Hoc Committee approved the following recommendation to the City Council: That the City communicate that the Forest Service site is the best site for the placement of the new courthouse and the only site that should be considered moving forward.

JCC staff and local Nevada County Courthouse staff have repeatedly indicated a desire to partner with stakeholders for the best overall location of the courthouse. Staff has reviewed general and specific actions that the City might consider as an offer of partnership for the JCC to consider if the courthouse site were to be located at the current Forest Service location. Below is a non-exhaustive list that the City Council may want to consider in providing direction to staff to further investigate:

- Upgrade the existing City sewer line that serves the property to match the size and capacity needed by the new courthouse at City cost.
- Upgrade the City's water distribution system with a new 1.5 million-gallon storage tank which would be located upgradient of the Forest Service site. This project would require grant funding and would include water main replacement with branch connections on Coyote Street to connect to the downtown system. The tanks and piping system elements all work together to balance and stabilize water pressure while providing necessary water storage for fire flow and peak water demand.
- Acquire property to the north of the Forest Service site (731 Coyote Street) for use as parking for the Sugar Loaf trail and the courthouse and to serve as an open space buffer for the site. The City has been in contact with the property owner who is open to selling to the City for such a purpose.
- Work with the Bear Yuba Land Trust (BYLT) who has an easement on the site for future adaptation to the new courthouse.
- Proactively include access, circulation, and mobility design in the planned multi-modal Highway 49 project for which the City is the grantee in partnership with Caltrans, Nevada County and the Nevada County Transportation Commission.
- Work with the County of Nevada to find alignment of interests for the site including its proximity to County assets, infrastructure, and the needs of the Sheriff for in-custody transportation.
- Work with Nevada County transit services for project planning for a bus stop on the site that matches the JCC, County, City, and community member needs for transportation.
- Work with County of Nevada for potential of undergrounding utilities along the frontage of the property and Coyote Street potentially using Rule 20A or other related funding sources.
- Develop a point-to-point transportation plan allowing for the use of parking at the current courthouse location and providing a shuttle between the downtown, the new courthouse, and the Eric W. Rood Administrative Center as a government-to-government service in support of City economic development.

Staff recommends that the City Council adopt the committee's recommendation. Further, staff recommends that the City Council provide direction on the list of potential partnership items above and how else the City could partner with the JCC for the Forest Service site. Staff anticipates returning to the City Council in July with a final plan for consideration of adoption that can be delivered to the PAG in August of 2024.

#### **FINANCIAL AND/OR POLICY IMPLICATIONS:**

None with this action.

#### **STRATEGIC PLAN ALIGNMENT:**

This action is consistent with the embedded strategic initiative of Engagement: Community engagement and communications with stakeholders.

**ENVIRONMENTAL CONSIDERATIONS:**

Not applicable.

**LEGAL REVIEW:**

City Attorney Pucci has reviewed this item and finds that the recommended action complies with the law.

**ATTACHMENTS:**

Written Public Comment from April 2, 2024 Courthouse Ad Hoc Committee

**From:** [April Hayley](#)  
**To:** [Sean Grayson](#)  
**Cc:** [diego.gonzalez](#)  
**Subject:** Against courthouse site 3  
**Date:** Tuesday, April 2, 2024 12:59:10 PM

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Dear Mr. Grayson,

Building a new courthouse within the city limits does not honor the mission of historic preservation that Nevada City embraces. I've also heard much about the importance of keeping Nevada City vibrant, but by building a new courthouse on this site, you will cause the property value of many homes in Nevada City to plummet, which will drive residents out of the city and hurt the town's economy. Our family home and quality of life, as well as those of many of our neighbors, would be severely impacted by the construction of Courthouse Site 3. We live at 668 E Broad Street, where we currently have birds and wildlife buffering the noise of Highway 49. My child loves watching them and learning from them. I cannot fathom looking out my back door and instead seeing an enormous, imposing building just beyond our property line, which would also take away a very special learning experience for my son. Please do not destroy our neighborhood. My suggestion is to keep the new courthouse on the north side of Highway 49 along with the Rood Center, the library, and the jail—this way, all the municipal buildings are centrally clustered. This is the only logical and kind option.

Thank you for your time.

Sincerely,

April Hayley and Diego González  
668 East Broad St

## Sean Grayson

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**From:** Barbara Vrankovich <barbara\_vrankovich@comcast.net>  
**Sent:** Tuesday, April 2, 2024 7:43 AM  
**To:** Sean Grayson  
**Subject:** Proposed Sites for Courthouse

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I have looked at all three proposed sites for the new courthouse and have several comments I'd like to make prior to the Courthouse Committee's discussion on April 2, 2024.

Of the three possible locations, the site that is located at the corner of Highway 49 and Cement Hill Road is preferable primarily because it is located very near the county jail and Rood Center which houses many county operations. One of the reasons cited by the Sheriff's department in support of moving the courthouse from its current location was the fact that they had to transport individuals in custody into the center of town for any court business. This location would certainly eliminate that need and require minimal supervised transportation to the courthouse for any legal proceedings.

The location that is currently the U.S. Forest Service parcel, also north of Highway 49, is the second option that merits consideration. While not as close to Rood Center as the site across the road from the jail, it is an area that is accessible from Highway 49.

The third proposed site, which is south of Highway 49 bordering on Coyote Street, is adjacent to a residential area. While the distance from the jail to this location is approximately the same as to the current U.S. Forest service location, locating the courthouse here raises concerns about supervision of individuals in custody in a residential area, increased traffic, and the addition of a large county facility in what is currently a neighborhood. Of the three proposed locations, this site is the least desirable.

For these reasons, I encourage the committee to inform the Project Advisory Group of these considerations and recommend that the site across from the jail on Cement Hill Road and Highway 49 and the U.S. Forest Service location north of Highway 49 be identified as the top two locations for the new courthouse.

Sincerely,  
Barbara Vrankovich  
554 E. Broad Street  
Nevada City, CA. 95959

**From:** [Linda Hartman](#)  
**To:** [Sean Grayson](#)  
**Subject:** Comment re: Courthouse selection site #3 at the corner of Coyote & 49  
**Date:** Tuesday, April 2, 2024 10:31:12 AM

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Sean -

We are not in favor of site #3 referenced above. My husband and I live directly below this site on Dean Alley, off Coyote Street. Site #3 will destroy the character of our neighborhood and will significantly add to traffic congestion. I believe that Sites #1 and #2 are by far preferable choices. Thank you considering our concerns.

Linda Hartman  
George Landsburg

Sent from my iPad

## Sean Grayson

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**From:** Ken Baker <kebaker@sbcglobal.net>  
**Sent:** Wednesday, March 27, 2024 5:27 PM  
**To:** Sean Grayson; Bryan McAlister; paulmatson@sbcglobal.net  
**Subject:** Correspondence to Courthouse Committee

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We ( Kay & I ) reviewed what little information is available regarding the potential future courthouse sites generally along State Route 49. We are concerned primarily with the potential impact to Coyote Street from the state highway to the freeway off ramp near Dean Alley. The described section of Coyote Street is narrow in most sections above Alexander Street and does not meet the minimum fire code width of twenty(20) feet. The increased traffic generated by any of the proposed courthouse sites will further exacerbate Coyote Street which is already beyond reasonable capacity and outside fire code standards. We believe Coyote street should be blocked at State Highway 49 and a cul-de-sac constructed at that point with no access allowed to Highway 49.

In further reviewing the three potential development sites it seems to us that only the two sites north of the state highway should be considered. The property on the south of the highway abuts a long standing historical neighborhood served by Alexander Street . It seems like good planning that this parcel be reserved for a future residential development in keeping with the adjoining historical residential use.

We fully support the development of a new courthouse within the city and hope to see its completion as soon as possible to serve Nevada County while not impacting the adjoining residential areas. Highway 49 can provide a perfect separation of residential property south of the highway from the government facilities north of the highway.

Thanks to the committee for their thoughtful consideration of these critical points and their overall commitment to a new courthouse in Nevada City.

Very Truly Yours,

Ken Baker



**From:** [Jennifer Ray](#)  
**To:** [Sean Grayson](#)  
**Subject:** Court house site  
**Date:** Tuesday, April 2, 2024 12:20:53 PM

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Dear courthouse committee-

Please do not consider Coyote St Hwy 49 as a site for the future courthouse.

We feel this would be the wrong place for a courthouse. It would destroy a residential neighborhood which currently provides housing which we keep hearing is so badly needed.

We urge you to eliminate this option and think the USFS office on Hwy 49 is a much better choice.

Jennifer M Ray PhD,  
Former council member and mayor

Allen B Poirson, Ph.D

316 Nevada St  
Nevada City

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email: [dr.jmray@gmail.com](mailto:dr.jmray@gmail.com)

cell: +1.916.284.7408

**From:** [DENNIS WESTCOT](#)  
**To:** [Public Comment](#)  
**Subject:** Courthouse Ad Hoc Committee, 2 April 2024  
**Date:** Tuesday, April 2, 2024 5:35:40 PM

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## Courthouse Ad Hoc Committee Members:

There are three sites under consideration. These are my thoughts on how the committee should approach a recommendation:

1. Drop consideration of the site adjacent to Hirschman Pond. There is no room for expansion and parking and needed amenities, such as lunch, will be a nightmare.

2. Stop considering the two remaining sites (North and South of HWY 49 at Coyote Street) as one or the other. Use both of them.

3. The Courthouse should be built on the site south of Hwy 49 with parking made available on the site north of Hwy 49.

a. Building the Courthouse South of Hwy 49 would again make the Courthouse a prominent skyline figure for the downtown area.

b. Because it is close, this would also allow the former Courthouse to

be used for court business as well.

c. Security for the Courthouse would be enhanced as all parking and road traffic would be directed north of Hwy 49. The only road traffic that should be allowed in the Courthouse vicinity would be the Sheriff and their needs which could be easily accessed via Broad Street at the Hwy 49 intersection.

d. No road traffic south of Hwy 49 would enhance the existing homeowner concerns about excess traffic and parking problems.

e. All courthouse business traffic would be parked north of Hwy49 and access to the courthouse could be provided by a pedestrian overcrossing on Hwy 49. Such an overcrossing can be easily constructed as the City of Davis built such a facility over Interstate 80 which is much larger than Hwy 49.

f. Security for the Courthouse is again enhanced as foot traffic over the overpass can be quickly controlled.

g. This would also allow mountain bikers to safely cross Hwy 49 as presently they frequently burst out into traffic on Hwy 49 as they try to get across Hwy 49.

h. Having this dual site would also allow the Courthouse and its needed infrastructure such as parking to be expanded in the

future as needs arise.

*Most important is that it makes the Courthouse a continued part of the downtown area which is extremely important to the businesses downtown.*

4. This would require an enhancement of the intersection at Coyote Street and Hwy 49, which is long overdue. Cal Trans and their engineers are very capable of making the needed changes. Such changes are desperately needed as the area just to the north of the fire station is a prime location for future housing in Nevada City to meet its needs for under California law.

Dennis Westcot, Monroe and Bennett Streets, Nevada City,  
(530) 470-9296; dwestcot@sbcglobal.net

## Sean Grayson

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**From:** Terri Andersen <terriland@sbcglobal.net>  
**Sent:** Monday, April 1, 2024 11:42 AM  
**To:** Sean Grayson  
**Subject:** Courthouse location

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Greetings Mr. Grayson. My family lives on Main St here in town and we wanted to pass on our thoughts about the potential choice of the southeast corner of 49 near Coyote St. We believe it would be a shame to encroach on the neighborhood up here when there are other choices that are much more fitting for a government building of the size and impact of the proposed courthouse. Thank you for your consideration.

Terri Andersen  
420 Main Street  
530-615-1512  
Sent from my iPhone

**From:** [Yasha Aginsky](#)  
**To:** [Sean Grayson](#)  
**Subject:** Courthouse placement  
**Date:** Tuesday, April 2, 2024 2:48:05 PM

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As a long-time resident of downtown Nevada City, I want to register my objection to the option 3 as a solution to the new courthouse placement. Please respect our residential neighborhoods and keep large buildings and traffic away from them.

Sincerely,  
Yasha Aginsky, a concerned citizen

**From:** [Denise Salisbury](#)  
**To:** [Sean Grayson](#)  
**Subject:** Courthouse Site  
**Date:** Tuesday, April 2, 2024 12:08:19 PM

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Nevada City Ad Hoc Courthouse Committee,

I would like to express my opinion on the future courthouse location. I would love to see it not affect any of our historic neighborhoods, and so I believe the Coyote/Hwy 49 site should not be considered at all. The USFS site seems like the best choice of the three possibilities.

Thank you,  
Denise Salisbury  
445 Zion St  
Nevada City

Sent from my iPhone

## Sean Grayson

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**From:** Bruce Dickson <dcnc95959@gmail.com>  
**Sent:** Saturday, March 30, 2024 12:11 PM  
**To:** Sean Grayson  
**Subject:** courthouse

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Sean

Please eliminate site 3 as a potential location of the new courthouse, keep the court house out of the residential area. The proposed sites 1 & 2 are both better alternatives, The Pello property is closest to the jail and juvenile facilities.

Thankyou for your consideration,  
Bruce Dickson.



**From:** [Bo Salisbury](#)  
**To:** [Sean Grayson](#)  
**Subject:** Courthouse  
**Date:** Tuesday, April 2, 2024 12:41:59 PM

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Dear Nevada City Ad Hoc Courthouse Committee:

Please recommend to the State committee-  
Eliminate the Coyote/Highway 49 neighborhood site 3 now.  
Stay NORTH of Highway 49.  
We prefer the USFS site which is not in a neighborhood.

Cordially,

Vance Salisbury

## Sean Grayson

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**From:** Dan Thiem <dthiem2002@yahoo.com>  
**Sent:** Tuesday, April 2, 2024 7:34 AM  
**To:** Public Comment  
**Subject:** Input on courthouse location

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Hello,

I would like to comment on the courthouse location selection. I believe the best location is Melo/ Pello property. This location is close to other government buildings, it will not displace the forest headquarters, and will also not drastically impact existing neighborhoods. It will also not impact traffic as much as the coyote street intersection.

Thank you for hearing my comments.

Dan Thiem  
567 N Pine St  
Nevada City

**From:** [Barbara Larsen](#)  
**To:** [Sean Grayson](#)  
**Subject:** Fw: re: new courthouse in Nevada City  
**Date:** Tuesday, April 2, 2024 2:58:16 PM

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From: "Barbara Larsen" <[blarsen@nccn.net](mailto:blarsen@nccn.net)>  
To: [Sean.Grayson@nevadacity.ca.gov](mailto:Sean.Grayson@nevadacity.ca.gov); "nc neighbors"  
<[nevadacityneighbors@gmail.com](mailto:nevadacityneighbors@gmail.com)>  
Sent: 4/2/2024 2:43:14 PM  
Subject: re: new courthouse in Nevada City

Dear Nevada City Ad Hoc Courthouse Committee:

My husband and I have lived in Nevada County for 46 years; with most of these years in Nevada City. We have watched our beloved city change over the years and have always been advocates for keeping the historic environment intact.

We urge you to please recommend to the State Committee: Eliminate the Coyote/Highway 49 neighborhood site 3 now. Stay NORTH of Highway 49. We prefer the USFS site which is not in a neighborhood.

Let's keep our unique and historical residences and understand why so many people come up to Nevada City.....to walk the Yuba trails, annual festivals, shops owned by locals, music and much, much more.

Thank you,  
Barbara and Bill Larsen



Dear Mr Grayson,

The Greater Cement Hill Neighborhood Association held its Steering Committee meeting last night, and we are unanimously opposed to the proposed selection of the corner of Cement Hill and HWY49 for the new courthouse. We represent 500 families and are mobilizing our response beyond the Steering Committee.

Cement Hill is the only egress for our residents. The intersection is already dangerous, and the extra traffic from the courthouse would only make the situation worse, especially in an emergency.

This intersection is the entrance into a neighborhood that already hosts a county jail, a government center and a public park, all in the vicinity of the proposed courthouse. We would like to see a low impact project on the Melo Pello site, in keeping with the tranquility of Hirschman's Pond, which attracts many visitors daily for its bucolic serene environment and adds to the rich history of the Historic downtown.

This proposed courthouse with its steady stream of noise and traffic would forever damage this environment.

The Forest Service facility is perfect for a new courthouse. Set back from the Highway, it does not impact any neighbors and offers a stand-alone setting in which to develop a courthouse campus. It provides ample parking possibilities and future expansion.

Thanks for your consideration on this matter.

Sincerely,

Will Hart, President GCHNA

## Sean Grayson

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**From:** hmeals <hmeals@nccn.net>  
**Sent:** Tuesday, April 2, 2024 8:39 AM  
**To:** Sean Grayson  
**Subject:** Eliminate Site #3 as a consideration for the new Courthouse

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Why wreck a neighborhood's historical integrity? Site #3 cheapens and invades a tasty collection of historic homes. This seems reckless and crass to me.

Please eliminate considering #3 as a site for the courthouse. It makes sense to keep the construction of all government architectural entities north of Highway 49. The perfect place for the court house is the Tahoe National Forest Supervisor's Office site on Coyote Street, a former hydraulic mining site like the Rood Center. The Pello Property would be my second choice. Both of these sites would be a more appropriate use of land that has already been abused by hydraulic mining.

Sincerely,

Hank Meals, historian and long-time resident of Nevada City PO Box 111 Nevada City, CA 95959  
(530) 559-5508

## Sean Grayson

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**From:** Josie Laine <josielainek@gmail.com>  
**Sent:** Monday, April 1, 2024 8:33 PM  
**To:** Sean Grayson  
**Subject:** Potential Courthouse Site #3

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Thank you for considering my comment.

I ask that the City of Nevada City Ad-Hoc Courthouse Committee reconsider potential site number 3 as a viable option for the new courthouse. Site number 3 is in an established residential neighborhood and would have a negative impact on the people that live in the Coyote/East Broad/Alexander St. area. A neighborhood in a small town is not an appropriate place for a large government building. The construction noise of such a project would greatly affect the standard of living for the people that reside in the area, and completion of such a project in a residential area puts me and my neighbors at risk of increased traffic, loss of historic buildings, and potential safety issues.

Thank you for narrowing your decision down to sites one and two.

Josie Laine Kidwell  
544 Coyote St, Nevada City, CA 95959

## Sean Grayson

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**From:** Karla Arens <karlaarens@sbcglobal.net>  
**Sent:** Tuesday, April 2, 2024 8:46 AM  
**To:** Sean Grayson  
**Subject:** Courthouse location

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As a longtime resident and former planning commissioner, I am surprised and dismayed to find that one of the suggested locations for the new courthouse( site #3) is within a well established neighborhood. It's hard to imagine the disruptive effect such an enormous project would have not only on the surrounding, historic neighborhood, but on all of Nevada City.

All of the community would be better served if this site was eliminated from consideration. The USFS site on the other side of Hwy 49 seems to be the most appropriate for the relocation of the courthouse.

Karla Arens  
Nevad Ciry

## Sean Grayson

---

**From:** kitkitdizzi kira westly <kira.kitkitdizzi@gmail.com>  
**Sent:** Monday, April 1, 2024 7:13 PM  
**To:** Public Comment  
**Subject:** New Courthouse Location

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Hello Committee Members & Staff Liaisons,

I am writing to voice my disapproval of option #3 (the corner of Highway 49 & Coyote St) as a potential site for the new courthouse. Erecting a busy multi story building in the back yards of a quiet, historic neighborhood would be detrimental to the area as a whole. The other two options seem much more suited for a project like this one.

Thanks for your time,  
Kira Westly  
Clay St. Nevada City

**kira westly**  
**kitkitdizzi**  
231 broad street  
nevada city CA 95959  
530 265 4750



## Sean Grayson

---

**From:** laurie oberholtzer <laurieoberholtzer3@hotmail.com>  
**Sent:** Monday, April 1, 2024 9:35 PM  
**To:** Sean Grayson; Public Comment  
**Subject:** Nevada City Ad Hoc Courthouse Committee comment for 4/2 meeting

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4/1/2024

Dear Committee members,

I was the Chair of the Nevada City Planning Commission for many years. I am shocked to see that one of the new courthouse sites is within one of our most historic residential neighborhoods.

One of the overarching tenets of our City's General Plan is to preserve our historic neighborhoods which date back to the Gold Rush era and are a State treasure.

The courthouse at this site would be an urban design nightmare. The buildings would loom above the Mother Lode and pre-WW II cottages on Alexander Street, one of our loveliest. It would become a clashing entry to this historic quadrant of the city which has been lovingly protected for the life of our city.

The courthouse in this location would be inconsistent with our General Plan goals and policies and the site's Single Family Residential - Scenic Corridor zoning. It would be an urban design mistake that would haunt us for the next century.

I personally support the USFS site from an urban design standpoint. Since only one site can be eliminated in this next pass, please recommend to the State PAG the elimination of Site 3 at Highway 49 and Coyote Street.

Laurie Oberholtzer  
310 Nevada Street  
Nevada City

## Sean Grayson

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**From:** Mary Peterson <marypawling@gmail.com>  
**Sent:** Monday, April 1, 2024 5:26 PM  
**To:** Sean Grayson  
**Cc:** nvcity-court.project@jud.ca.gov  
**Subject:** Nevada City Courthouse

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Dear Mr. Grayson and the ad Hoc Courthouse Committee,

As resident of Nevada City on Park Avenue, I strongly urge you to reject courthouse option #3.

Option #3 would put this large multi-story building with a huge parking lot, contiguous to the Coyote/Alexander Streets residential neighborhood, and dramatically impact this neighborhood and forever change it.

Options #1 and 2 on the north side of Highway 49, are much better choices and will impact the residential neighborhoods on the other side of Highway 49, much less.

Please reject Option #3.

Respectfully,

Mary Peterson  
311 Park Avenue  
Nevada City, CA

April 2, 2024

Nevada City  
317 Broad St.  
Nevada City, CA 95959

Re: Proposed Courthouse Locations

Dear Committee Members,

The most practical site for the new courthouse would be the Melo Pello/Hirschman location at Cement Hill.

Traffic would be a nightmare at either Coyote St. location.

Either a traffic signal or a roundabout would be necessary, but the proximity of the freeway would create gridlock with a signal at Coyote.

The topography of the Forestry Building location below Sugarloaf is not ideal.

Lower Coyote location could never handle the traffic and that site would be better suited for housing.

The view shed at Cement Hill has already been altered by the County Buildings and jail.

The Cement Hill site is disturbed mine waste and could use some improvement.

Broad St. at Hwy. 49 could use a signal or roundabout so having the state make those improvement is an added value to the community.

The area behind the courthouse toward Hirschman's pond could be landscaped providing a relaxing place near a building full of stressed out prosecutors, defendants and their families and employees of the Courthouse and Rood Center.

The area is known as Cement Hill and more concrete edifices is a good fit for that governmental micro neighborhood.

Sincerely,

Brad Croul  
421 Nevada St.  
Nevada City, CA

## Sean Grayson

---

**From:** Louise Beesley <lolobeesley@att.net>  
**Sent:** Monday, April 1, 2024 12:14 PM  
**To:** Sean Grayson  
**Cc:** nvcity-court.project@jud.ca.gov  
**Subject:** Neighborhood concerns regarding Option #3 for new courthouse placement

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To: Ad Hoc Courthouse Committee  
From: Louise Beesley, Alexander Street resident

As a resident of Alexander Street in Nevada City, I respectfully ask that you review Site Option #3 for the placement of the new courthouse with the following considerations in mind:

1. The visible impact of a multistoried building looming above Alexander Street
2. Ongoing security concerns when a large public property abuts a residential neighborhood
3. Increased traffic on Alexander Street that will occur during construction and continue when the facility is in use, resulting in unsafe conditions on a narrow street with no sidewalks

These factors alone would destroy forever the integrity of this quiet and peaceful neighborhood. Please remove Option #3 from your list of considered sites.

Thank you,

L. Beesley

## Sean Grayson

---

**From:** Frederic Hellwig <fchellwig@comcast.net>  
**Sent:** Saturday, March 30, 2024 2:55 PM  
**To:** Sean Grayson  
**Cc:** nvcity-court.project@jud.ca.gov  
**Subject:** Nevada County Courthouse Building Proposal Site #3.

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This email is in regards to the new courthouse building proposal on site #3, (corner of Hwy. 49 and Coyote St.). I would like to voice my strong objection to this site as it would adversely affect the neighborhood between East Broad and Alexander Steets, especially those living on Alexander. Not only would it affect this neighborhood with unwanted noise and traffic, it would also affect our property values, ( and not in a good way). Not to mention the sight of a five story building from my living room window. Sites 1 and 2 would certainly be more appropriate choices as those sites would not intrude on any residential neighborhoods. Site 2 would be an obvious choice as it is close to the jail and and the rest of the government property. NO to Site 3!  
Frederic Hellwig  
356 Alexander St.  
Nevada City, CA

Sent from my iPad

**From:** [nc neighbors](#)  
**To:** [Sean Grayson](#)  
**Subject:** new courthouse comment  
**Date:** Wednesday, April 3, 2024 11:37:38 AM

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Please add this comment to those already received.  
Thank you.

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**From:** Sandra Miller <[sandramillerpsyd@hotmail.com](mailto:sandramillerpsyd@hotmail.com)>  
**Sent:** Tuesday, April 2, 2024 10:19 AM  
**To:** Grayson@nevadacityca.goc <Grayson@nevadacityca.goc>; nc neighbors <[nevadacityneighbors@gmail.com](mailto:nevadacityneighbors@gmail.com)>  
**Subject:** courthouse location

Dear Nevada City Ad Hoc Committee: Please recommend to the State committee that site 3 not be considered as a location for the building of the new courthouse. It will encroach into one of our most cherished residential areas. Either of the other two choices would be preferable. Preserving the elements of our town that bring visitors and residents should be a priority.

Thank you,

S. T. Miller, West Broad St.

## Sean Grayson

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**From:** Vy Le <vy@akartel.com>  
**Sent:** Wednesday, March 27, 2024 11:44 AM  
**To:** Sean Grayson  
**Cc:** nevadacityneighbors@gmail.com; Kristin Sabo  
**Subject:** New Courthouse Site 3

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Hello Mr. Grayson,

I hope this message finds you well and in high spirits.

I'm reaching out as a concerned resident of 636 E Broad Street to share some thoughts about the proposed courthouse location. Specifically, I have some worries about Location 3 (SW of Coyote St) because of its proximity to established residential areas and the potential impact it might have on nearby childcare facilities— including one where my daughter is currently enrolled.

As our town grows in popularity, it's clear that we're facing new challenges like parking congestion, waste management, and environmental noise. That's why I think it's important for us to consider ways to address these issues. Continuous complaints from residents could add stress to the town's workload and affect the overall well-being of our community.

I understand that this decision isn't an easy one, and I'm here to offer any assistance I can. With a background in commercial development, including projects like hotels and healthcare facilities, as well as experience in business and strategic development, I might be able to provide some insights that could help us figure out what's best for our community.

Please don't hesitate to reach out if you'd like to discuss this further or if you think my expertise could be useful in navigating this matter.

Warm regards,

**Vy Le + Kristin Sabo (Homeowners at 636 E Broad)**

## Sean Grayson

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**From:** Michael Field <micafield@comcast.net>  
**Sent:** Wednesday, March 27, 2024 3:46 PM  
**To:** Sean Grayson  
**Subject:** New Courthouse Site

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Dear Mr. Grayson

I would like to cast my vote for the new courthouse as site 1. The impact on existing homes or Hirschmans pond would be much less.

Thank you for the opportunity of addressing this with you.

Mike Field  
630 E. Broad St.  
Nevada City Ca 95959



**From:** [Patricia Hamilton](#)  
**To:** [Sean Grayson](#)  
**Subject:** No on Courthouse Choice No.3  
**Date:** Tuesday, April 2, 2024 10:33:07 AM

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If the courthouse must be moved from its current downtown location, it should be built on the other side of Highway 49. Locating it off Alexander Street will have severe negative impacts on a residential neighborhood and change the character of Nevada City forever.

Sent from my iPad

## Sean Grayson

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**From:** John Hellwig <johnwhellwig@yahoo.com>  
**Sent:** Sunday, March 31, 2024 1:02 PM  
**To:** Sean Grayson  
**Cc:** nvcity-court.project@jud.ca.gov  
**Subject:** NO to Nevada City Courthouse Site #3

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Dear Mr Grayson:

As a long time Nevada City resident and property owner (since 1975), I strongly urge you to reject Courthouse Site #3.

Locating a very large multi-story building with a huge parking lot in a quaint residential district in Nevada City proper would radically change the character and function of the Coyote-Alexander Street neighborhood. This development would also impose an aesthetic eyesore over the neighborhood, and would likely result in relatively lower property values.

This proposal makes absolutely no sense when there are multiple other suitable sites available north of Hiway 49, which would provide a buffer between a modern, massive, busy government complex and a quiet, historic, long-established single-family neighborhood.

Please reject Site #3.

Thank you for your consideration.

John Hellwig  
311 Park Ave  
Nevada City, CA

## Sean Grayson

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**From:** Charmaine Rhine <pt\_char@yahoo.com>  
**Sent:** Monday, April 1, 2024 4:37 PM  
**To:** Sean Grayson  
**Cc:** nvcity-court.project@jud.ca.gov; Davidwellner@sbcglobal.net  
**Subject:** Opposition to Courthouse Site #3

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Hello,

My husband David and I live in downtown Nevada City, exactly one block behind the location of the current courthouse. We recently learned of the proposed new sites for the construction of the next courthouse. We were chagrined to see that the courthouse committee would even consider constructing the courthouse at site #3, where there are currently homes and again, is so close to the downtown neighborhood.

We want you to know that that we strongly oppose site #3 as an option for the courthouse.

Sincerely,  
Charmaine Rhine and David Wellner  
212 Cottage St., NC

Charmaine Rhine, PT  
[www.charmainerhine.com](http://www.charmainerhine.com)  
530.277.9941

## Sean Grayson

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**From:** Greg Chapman <gchapmanusanc@gmail.com>  
**Sent:** Monday, April 1, 2024 11:21 AM  
**To:** Public Comment; Sean Grayson  
**Cc:** cfac@jud.ca.gov; daniella.fernandez@nevadacityca.gov; Doug Fleming; gary.peterson@nevadacityca.gov; Adam Kline; Lou Ceci; Bryan McAlister; Lisa McCandless; Caleb Dardick; Sheriff; Heidi Hall; nvcity-court.project@jud.ca.gov  
**Subject:** Opposition to Proposed New Courthouse Site #3  
**Attachments:** 2024-04-01 - Opposition to New Courthouse Site 3.pdf


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Please accept the enclosed letter expressing my opposition to the new courthouse at the southwest corner of Highway-49 and Coyote Street in Nevada City (referred to as site 3).

Thank you,

--

**Greg Chapman**  
(916) 216-0408 (cell)  
 [gchapmanusanc@gmail.com](mailto:gchapmanusanc@gmail.com)

Greg Chapman  
506 Main Street  
Nevada City, CA 95959  
[gchapmanusanc@gmail.com](mailto:gchapmanusanc@gmail.com)

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**Date:** April 1, 2024

**SUBJECT:** Objection to Courthouse Site #3 Location in Nevada City, California

**To:** Courthouse Ad Hoc Committee,  
• [publiccomment@nevadacityca.gov](mailto:publiccomment@nevadacityca.gov)  
Nevada City Courthouse Liason,  
• Sean Grayson, City Manager: [sean.grayson@nevadacityca.gov](mailto:sean.grayson@nevadacityca.gov)

**CC:** Nevada City Leaders,  
• Sean Grayson, City Manager: [sean.grayson@nevadacityca.gov](mailto:sean.grayson@nevadacityca.gov)  
• Daniella Fernandez, City Council Member, Mayor:  
[Daniella.fernandez@nevadacityca.gov](mailto:Daniella.fernandez@nevadacityca.gov)  
• Dough Fleming, City Council Member: [Doug.fleming@nevadacityca.gov](mailto:Doug.fleming@nevadacityca.gov)  
• Gary Peterson, City Council Member: [Gary.peterson@nevadacityca.gov](mailto:Gary.peterson@nevadacityca.gov)  
• Adam Kline, City Council Member: [Adam.kline@nevadacityca.gov](mailto:Adam.kline@nevadacityca.gov)  
• Lou Ceci, City Council Member: [Lou.Ceci@nevadacityca.gov](mailto:Lou.Ceci@nevadacityca.gov)  
• Bryan McAlister, City Engineer: [Bryan.mcalister@nevadacityca.gov](mailto:Bryan.mcalister@nevadacityca.gov)  
• Lisa McCandless, City Planner: [Lisa.mccandless@nevadacityca.gov](mailto:Lisa.mccandless@nevadacityca.gov)  
Nevada County Leaders,  
• Caleb Dardick, Assistant CEO for Nevada County:  
[Caleb.Dardick@co.nevada.ca.us](mailto:Caleb.Dardick@co.nevada.ca.us)  
• Heidi Hall, District 1 Supervisor, Nevada County Board of Supervisors:  
[heidi.hall@nevadacountyca.gov](mailto:heidi.hall@nevadacountyca.gov)  
• Shannon Moon, Sherrif-Cornoner-Public Administrator, Nevada County:  
[sheriff@nevadacountyca.gov](mailto:sheriff@nevadacountyca.gov)  
Judicial Council of California Facility Services,  
• [nvcity-court.project@jud.ca.gov](mailto:nvcity-court.project@jud.ca.gov)  
Court Facilities Advisory Group,  
• [cfac@jud.ca.gov](mailto:cfac@jud.ca.gov)

I have been a homeowner and resident of downtown Nevada City for nearly 30 years and during that time have appreciated the strong sense of community and charm that makes this small, rural community special. The commitment to preserving this historic town has been a continuing focus of residents and our city government during the time I have lived here. However, I recently learned that one of our downtown residential areas is at risk of becoming a casualty of the State's desire to build a new courthouse within the small footprint of downtown Nevada City. Based on information from the following article at YubaNet I learned that:

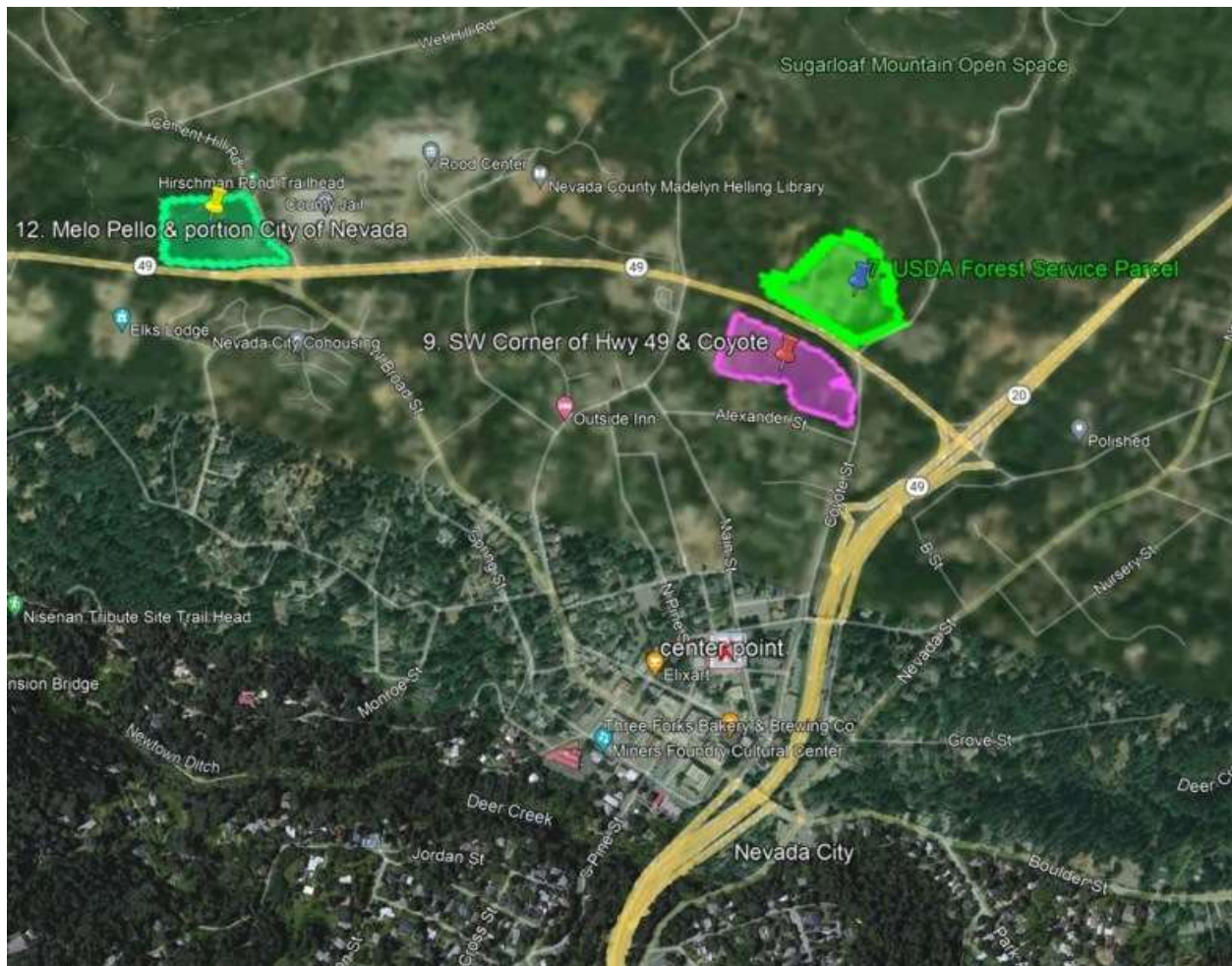
<https://yubanet.com/regional/location-for-new-nevada-city-courthouse-narrowed-down-to-three-potential-sites/>

“At its March 13 meeting, the Project Advisory Group for the new Nevada City Courthouse agreed on the three top potential sites for the new building:

- USDA National Forest Service Office location
- Melo Pello/Hirschman area—northwest corner of Cement Hill Road and Hwy 49
- Parcels at the corner of Highway 49 and Coyote

The Project Advisory Group—which includes local representatives from the court, Nevada City government, attorneys, law enforcement, and the community—scored a total of 14 potential sites for the new building suggested by advisory group members and other local residents and potential sellers.”

The above article also provided the following map of the 3 proposed courthouse sites.



In review of the following website from The Superior Court of California I learned that the new courthouse is budgeted at \$178M, will be approximately 77,000 square feet, and will occupy approximately 5-acres. A building of this size is equivalent to a Walmart supercenter store and has

no business being located adjacent to a residential neighborhood and would cause enormous harm to both the character of downtown Nevada City and the quality of life for residents living near or adjacent to the new courthouse.

<https://www.courts.ca.gov/76091.htm>

I am literally stunned that Site #3 located on the southwest corner of Highway 49 and Coyote Street (shown in purple on the above map) would even be a consideration. The proposed site would literally abut the backyards of the historic residential neighborhood on Alexander Street.

Additionally, the new courthouse, which I understand will be a 3-story building that will actually be 5-stories in height, would literally loom over the homes on Alexander Street and consume / engulf the southwest corner of Nevada City. No one in Nevada City government, past or present, would have ever considered or allowed a project of this size and impact to be built on top of a downtown residential neighborhood. And yet, here we are.

In 2010 the Administrative Office of the Courts (AOC) began the process of building a new courthouse and determining whether that new courthouse should be built at the existing location (after demolition of the old courthouse) or should be built at a new location. At the time the AOC was being urged to keep the courthouse downtown without regard for how the new location might harm historic neighborhoods. One of the sites that was being seriously considered was the Nevada City Elementary (NCE) school campus on Main Street. A complete mock-up of the courthouse on that site was built and appeared to be a top contender for the new courthouse. However, a group of residents, myself included, fought tooth and nail to prevent this from happening as it would have destroyed the surrounding neighborhoods. It seems we find ourselves in this same situation again with the proposed Site #3 location and wonder if we must once again organize our community for a protracted fight against this location.

Downtown Nevada City occupies a very small footprint and a small but highly desirable number of residential neighborhoods. The loss of even one residential area would be an enormous loss to this historic town. The disruptions to the southwest corner of the residential portion of downtown Nevada City would be enormous. Both during construction and after construction is complete and court operations begin. Noise, traffic, declines in property values, and the transformation of residential neighborhoods along Alexander, Upper Coyote, Upper Main, and Upper East Broad Streets.

The other 2 proposed sites on the north side of Highway-49 still afford close proximity to downtown but do not infringe upon a downtown residential neighborhood. Either of these sites would be an equal distance from our downtown retail businesses, the District Attorney's Office, and are closer to the jail. A simple over-pass above Highway-49 or a shuttle bus would afford court staff, jurists, and other court attendees access to downtown Nevada City with no disruption to our downtown neighborhoods.

Please end consideration of Site #3 for the new courthouse and allow our downtown residential neighborhoods to continue to thrive. Consideration of neighborhoods and their residents must always be a first consideration for any new projects in our small, historic town. Additionally, consideration must be given of a location that meets the daily needs of the Nevada County Sheriff's

Office when transporting prisoners between the Wayne Brown Correctional Facility (jail) and the new courthouse.



## Sean Grayson

---

**From:** Bob Wright <bobtwright@yahoo.com>  
**Sent:** Monday, March 25, 2024 7:06 PM  
**To:** Sean Grayson; Daniela Fernandez; Doug Fleming; gary.peterson@nevadacityca.gov; Adam Kline; Lou Ceci; Bryan McAlister; Lisa McCandless  
**Subject:** Courthouse Location Option #3 Opposition  
**Attachments:** Option#3.pdf

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Dear City Leaders,

Attached is a letter Peggy and I are dropping off at our neighbors who, like us, will likely be sufficiently incensed by the existence of Option #3 as a candidate for locating a new Courthouse that they will engage forcefully to protect our serene, old neighborhoods from the ill conceived threat - which is the goal.

If you share our view that Option #3 is such a terrible and preposterous consideration that it should be dropped ASAP so as not to inflame the populace and advance deep angst within the community, we invite your suggestions on how best to put this foolish option to rest.

By doing so, those who are involved in the decision would displace pending local constituent harsh disfavor and replace such angst with a recognition that the choice of location takes seriously into account melding the courthouse committee needs with those reasonable needs of our community.

This is at once a courtesy to inform you of opposition efforts that are brewing as well as to seek your counsel on how best to knock out this ill conceived option.

We don't need to rile up the community - removing Option #3 will allow public energy to be redirected to the positives that you all are achieving.

Please help think of how you and we might provide leverage to have the Option #3 removed from consideration as soon as possible.

We are aware of the April 2nd meeting to accept public input. We understand that process will prevail but we hope that as slight a delay as possible will exist to push back at the Option #3 to the decision makers and to forcefully advise removal of such option.

Thank you.

Sincerely,  
Bob and Peggy Wright (owners of Treats)  
537 Coyote St.  
Nevada City, Ca. 95959  
Bob 530-557-5333  
Peggy 530-575-8582

3/25/24

Dear Friends and Neighbors,

Our Neighborhood is Under Threat – We Must Protect it!

Courthouse Options being circulated include Hwy 49 backing up to Alexander Street properties – an atrocious notion!

A map with three options under consideration for a location of a new Courthouse includes:

- 1.-Existing Forest Service property above Hwy 49 on upper Coyote Street
- 2..-the Pelio property across from the jail on the corner of Hwy 49 and Cement Hill Road
- 3..-Multiple adjacent properties on Hwy 49 from roughly Coyote Street to roughly East Broad Street and abutting residential properties on the north side of Alexander Street.

The option for #3 is very threatening to the neighborhood which was one of the first neighborhoods built outside of the downtown area with many of the homes built around the same time as ours which was built in 1879. It is a travesty in the making to even have this option exist as it would obviously overwhelm our cozy neighborhood and wipe out the pleasant environment that has existed since the founding of Nevada City.

Peggy and I, Bob Wright, live on the corner of Alexander and Coyote Street at 537 Coyote St. and like many of our neighbors have lived here for decades Our property would be abutted by the Courthouse were astonishing foolishness to prevail and option three be selected.

We are outraged that such a proposal is given any consideration as it is such an arrogant proposition that would obviously destroy the character of our neighborhood and negatively impact a good chunk of Nevada City.

Obviously, Option 3 flies in the face of what the defenders of preserving our neighborhoods have consistently favored and, frankly, is an affront to Nevada City and its residents in that the scale of the new Courthouse would tower over our neighborhood, would absurdly expand the traffic and noise and would, in our opinion, be impossible to meld the courthouse needs without destroying the serene element to which we have all grown accustomed.

The trade off would remove treed lots where all sorts of native birds and animals live and replace that tranquil sense with paved parking areas and a large building that could not possibly fit into the neighborhood character.

I am at odds to find the words to describe the contempt that I feel that this intrusion into our small city is given a moments thought – it is , simply put, an outrage of such proportion that it boggles the mind how it can be taken seriously.

Please raise your voices with forcefulness and vigor to beat back and remove from consideration this unwelcome, ill conceived potential intrusion that cannot be tolerated.

My sense is that we must first have the city forcefully oppose Option Three. Towards that end, there is a Public Meeting Wednesday, March 27<sup>th</sup>, at 6:30pm at City Hall for the City Council to hear public comments. Please show up and speak. Even though the issue may not be on the Agenda, we should be outspoken during the public comment period that precedes the agenda items.

Also, I am advised that there is a meeting of the City's Ad Hoc Courthouse Committee on Tuesday, April 2<sup>nd</sup> at 5:30pm which we should attend in force.

I have only recently learned of this Option #3 although it was apparently in The Union last week, I'm told. Therefore, I am writing this hurriedly.

It is not clear to whom we should send our views but here are some considerations:

[SeanGrayson@nevadacityca.gov](mailto:SeanGrayson@nevadacityca.gov) -- City Manager

[Daniella.fernandez@nevadacityca.gov](mailto:Daniella.fernandez@nevadacityca.gov) - City Council, Mayor

[Doug.fleming@nevadacityca.gov](mailto:Doug.fleming@nevadacityca.gov) - City Council

[Gary.peterson@nevadacityca.gov](mailto:Gary.peterson@nevadacityca.gov) -City Council

[Adam.kline@nevadacityca.gov](mailto:Adam.kline@nevadacityca.gov) -City Council

[Lou.Ceci@nevadacityca.gov](mailto:Lou.Ceci@nevadacityca.gov) - City Council

[Bryan.mcalister@nevadacityca.gov](mailto:Bryan.mcalister@nevadacityca.gov) - City Engineer

[Lisa.mccandless@nevadacityca.gov](mailto:Lisa.mccandless@nevadacityca.gov) - City Planner

Thank you for becoming involved as we aim to retain the charm, serenity and character of our city and our neighborhoods.

Sincerely,

Bob & Peggy Wright

537 Coyote St.

Nevada City, Ca. 95959

Bob Cell 530-557-5333 [bobtwright@yahoo.com](mailto:bobtwright@yahoo.com)

Peggy cell 530-575-8582 [itwigwoman@gmail.com](mailto:itwigwoman@gmail.com)

**From:** [Pamela Meek](#)  
**To:** [Sean Grayson](#)  
**Cc:** [nc neighbors](#)  
**Subject:** Placement of Nevada County Courthouse  
**Date:** Tuesday, April 2, 2024 10:24:14 AM

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Dear Members of the Nevada City Ad Hoc Courthouse Committee:

Of the proposed placement of the Nevada County Courthouse, please consider the impact on neighbors and a historical neighborhood.

**Eliminate the Coyote/Highway 49 neighborhood site #3 now.**

This leaves two remaining locations, both NORTH of Highway 49. Ultimately, the preferred site is at the existing USFS location, which is neither in a neighborhood such as Site #3, nor in the ecologically sensitive and historical Hirshman's Pond and Trailhead Site #1.

Sincerely,

Pamela Meek  
526 Nevada Street  
Nevada City, CA 95959

## Sean Grayson

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**From:** Eileen Jorgensen <eileen@themagiccarpet.biz>  
**Sent:** Friday, March 29, 2024 5:20 PM  
**To:** Public Comment  
**Subject:** proposed site of courthouse..

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Dear Committee Members,

Thank you for your good work on this issue. I am among those who wish the courthouse could stand in its present location, but I understand that the state will not sanction this.

I am writing to discourage the Mello Pello site on Cement Hill and Hiway 49.

The site seems small for this project and is the entrance to a neighborhood that already hosts the government center at its entrance.

Cement Hill is hampered with only one egress. We have an emergency access road at the western end of the hill but if a fire comes up from the canyon (which is likely) Cement Hill and Hiway 49 is our main exit. Another government building would hamper emergencies.

Hirschman's Trail attracts hundreds of walkers weekly and is a great asset to the community. Adding a courthouse on its border would add traffic, congestion, and upset the calm and beauty that we want to encourage at Hirschman's.

This site sits at the threshold of our historic downtown and any architecture should align with the values of the historic Nevada City. I do not believe the state sees it as I do.

The right place is the old Forest Service building. It has the right acreage and is set back from the hiway so as not to be a prominent aspect of the town. The only problem you will have there is the remnants of the established homeless camps and the Sugarloaf Open Space that has yet to be established as a usable trail. This site does not interfere with our neighborhoods and the Coyote St entrance can handle the additional traffic.

My 2 cents..thank you!

Eileen Jorgensen, Board Member of the Greater Cement Hill Neighborhood but speaking as an individual  
16547 Indian Flat Rd.  
Nevada City

## Sean Grayson

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**From:** Hindi Greenberg <hindi.artslover@gmail.com>  
**Sent:** Tuesday, March 26, 2024 9:00 PM  
**To:** Sean Grayson; Daniela Fernandez; gary.peterson@nevadacityca.gov  
**Subject:** Re: location of new Nevada City Courthouse

Some people who received this message don't often get email from hindi.artslover@gmail.com. [Learn why this is important](#)

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All:

I am writing to object to Option #3 on the list of potential locations for the new Nevada City Courthouse. Option #3 (the corner of Highway 49 and Coyote Street) is located adjacent to an existing residential neighborhood and backs up to residential properties and buildings. The erection of a multi-story building directly adjacent to many homes, which have existed in their residential locales for more than one hundred years, would completely change the long-time tenor of that neighborhood, to the detriment of the tranquility, high property values and neighborly quality that currently exists for the residents. In addition, there would be a loss of multitudes of trees and open space which currently encourages and is inhabited by multiple species of birds and other critters. Adding to those negative effects is the fact that multiple autos and people will be foisted on this quiet neighborhood; nothing will ever be the same for the residents.

I respectfully request that Option #3 be taken out of consideration. The other two options are much better suited, in

location and proximity to the jail and away from personal residences.

Hindi Greenberg  
Nevada City, CA



**From:** [Freda Scott](#)  
**To:** [Sean Grayson](#)  
**Cc:** [nevadacityneighbors@gmail.com](mailto:nevadacityneighbors@gmail.com)  
**Subject:** Recommendation for new site for new courthouse!  
**Date:** Tuesday, April 2, 2024 1:08:16 PM

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Dear Nevada County Courthouse Committee:

**Please recommend to the State committee-  
Eliminate the Coyote/Highway 49 neighborhood site 3 now.  
Stay NORTH of Highway 49.  
We prefer the USFS site which is not in a neighborhood.**

**Thank you for listening!  
Best, Freda Scott**

--

[fredascottcreative.com](http://fredascottcreative.com)  
415-939-9121 cell  
650-548-2446 office

## Sean Grayson

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**From:** Lawrence and Steven Bushy Benoit <twosfmen@me.com>  
**Sent:** Saturday, March 30, 2024 11:35 AM  
**To:** Sean Grayson  
**Subject:** Site 3 is unacceptable

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Dear Mr Grayson, my name is Steven Benoit and I live at 424 North Pine St. at cottage Street in Nevada City California. I own the home. I'm told that you are considering locations for the new courthouse in town. I believe site one and two might work quite well for the relocation. But I have great concerns in regards to site three. The courthouse would loom over the quiet neighborhood here. I can only imagine the amount of noise and traffic and dust during the lengthy construction phase. And I am most concerned about employees and jurists driving through the neighborhoods looking for parking and directions each day. The tall building would be the only one of its class and size in our quiet neighborhood of one and two story historic homes. Please walk Alexander St and note the potential impact.

Residential neighborhoods would not be impacted by construction, daily usage or by traffic from site one and two.

Thank you

Steven Benoit, homeowner,  
424 N. Pine St., Nevada City

Sent from Steve's iPhone 11 Pro

## Sean Grayson

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**From:** Rick Hoskins <rick.f.hoskins@gmail.com>  
**Sent:** Sunday, March 31, 2024 8:38 PM  
**To:** Sean Grayson  
**Cc:** nvcity-court.project@jud.ca.gov; Louise Beesley; Lynne Frame  
**Subject:** Urgent Plea to Eliminate Site 3 from Consideration for New Courthouse

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Dear Members of the Nevada City's Ad Hoc Courthouse Committee,

I am writing to you today with a pressing concern regarding the selection of potential sites for the new courthouse. As you deliberate on the options before you, I urge you to strongly consider eliminating Site 3 from consideration due to a multitude of compelling reasons.

Site 3, located on the southwest corner of HWY 49 and Coyote Street, presents significant drawbacks that cannot be overlooked. While it may offer certain conveniences in terms of location, its proximity to the E. Broad Street and Coyote Street residential neighborhood raises serious concerns that cannot be ignored.

First and foremost, the construction of a courthouse that is supposed to rise as high as a 5 story building on Site 3 would have an undeniable and adverse impact on the surrounding residential areas, particularly those on Alexander Street. The towering structure would disrupt the skyline and significantly alter the character of the neighborhood. Residents would find themselves living in the shadow of a building that dwarfs their homes, potentially diminishing property values and quality of life.

Moreover, the construction process itself would bring about numerous challenges and disturbances for the residents of this neighborhood. Noise pollution, dust, and increased traffic from construction vehicles would create a significant disruption to daily life. Families would be subjected to undue stress and discomfort, with no guarantee of adequate mitigation measures to alleviate these burdens.

Additionally, the selection of Site 3 would represent a disregard for the well-being and harmony of the existing residential community. Placing a major government facility directly adjacent to a neighborhood not only disrupts the peace and quiet that residents cherish but also raises concerns about safety and security. The influx of courthouse staff, visitors, and potential criminal defendants could introduce new risks and disturbances to an otherwise tranquil residential area.

In contrast, Sites 1 and 2 offer more suitable locations for the new courthouse. They are close to downtown and the county jail, fulfilling essential criteria without encroaching upon our residential neighborhood. By selecting one of these alternative sites, you can ensure that the construction and operation of the new courthouse have minimal adverse impacts on existing communities.

In conclusion, I implore you to prioritize the well-being and interests of Nevada City's residents by eliminating Site 3 from consideration for the new courthouse. Let us choose a path forward that respects the integrity of our neighborhoods and fosters a sense of harmony and cohesion within our community.

Thank you for your attention to this matter, and I trust that you will make the right decision for the future of Nevada City.

Sincerely,

Richard Hoskins

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