



THE G C H N A Greater Cement Hill Neighborhood Association

Time to
Renew Your
Membership
See Page 6

SPRING 2001 • for the latest information about our neighborhood go to www.gchna.com

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CALENDAR

Monday, April 9, 2001

Steering Committee meeting.

Thursday, April 12, 2001

7pm. Nevada City Planning Commission will discuss the proposed 80-unit apartment complex slated on W. Broad Street at Hwy. 49.

Thursday, April 19, 2001

1pm. *Defensible Space: 15 Reasons Why People Don't Do It.* 112 Nevada City Hwy.

Monday, May 14, 2001

Steering Committee meeting.

Sunday, May 20, 2001

10:30am to Noon.
Coyote Park Spring Clean-up.

Monday, June 11, 2001

Steering Committee meeting.



"The Prez Sez"...

Interpretation of Survey

by *Marty Pezzaglia, President*

The GCHNA Survey committee met several times in the past few months to compile the Year 2000 survey results. They formulated priority questions to be addressed with neighborhood participation and the Facilitative Process. As seen below, these are broad questions that will require a great deal of time and volunteer participation in sub-committees if they are to be approached as neighborhood goals. If you are interested in participating with your concerns, or have ideas relative to these questions, please contact your Neighborhood Representative.

Priority questions from Year 2000 Survey

1. Fire Safety

- How do we create a fire emergency plan?
- How can GCHNA help inform the

neighborhood of alternative fire exits?

- How can we encourage the County to remove brush along county road easements?
- How can we inform more people about free brush chipping?

2. Water

- How do we keep informed about NID issues?
- How do we maintain open ditches?
- How do we get piped water?

3. Roads/Traffic

- How do we promote slower traffic patterns?
- How do we get a fire access road?
- How do we encourage safer vegetation control?

4. Density

- How do we prevent high density zoning?

5. Land Use / Open Space

- How can we establish a safe trail system in our neighborhood without creating (asking for) easements?
- How do we address publicly-owned land in our neighborhood?
- How do we maintain the rural ambiance of our neighborhood?

continued on page 2

GCHNA MISSION

To protect and preserve the rural qualities of our neighborhood by providing a forum for group action as needed.

continued from page 1, Prez Sez

6. Historical/Land Features

- How do we preserve and promote awareness of historical geological, bionic and cultural features in our neighborhood?

7. Security

- How can we help our neighbors feel safer in our neighborhood?

8. Noise and Light

- How can we encourage neighborliness relative to noise and light issues?

9. Services

- How do we maintain and increase our awareness concerning service possibilities for our neighborhood? (Propane, natural gas, DSL-internet connection, piped treated water, cable TV).

10. Land Use/Commercial

- How do we keep the old airport property open space/agricultural?
- How can we ensure that cottage industry is compatible with the rural quality of our neighborhood? ■

Huge thank you's

to Dale Jacobson whose mighty tractor helped rescue innumerable locals from hours of shoveling during the last storm. Go dude! ■



3 feet in 3 days.

Facilitating Our Process

by Donna Uran

We're moving forward in our work on the GCHNA Purposes. Over the last three months the Steering Committee members and other members used "The Facilitative Process" to select and begin work on the top three priorities: "Communication", "Fire" and "Safety". Come and join us at the monthly Steering Committee meetings to share your ideas and volunteer to work on the committees. People who've attended have commented on how they felt included and enjoyed the process. The "Facilitative Process" is a way to reach agreement for "actions" through shared problem-solving. The technique allows exploration of the wide range of opinions that exist within our group's membership. It is an inclusive process that is respectful of all participants as evidenced by "The Ground Rules" that support open discussion: Respect each other's ideas; Listen and consider the opinions of others; Participate by sharing your own opinions and experiences; No put downs; Misery is your own option; Start and end on time; Stick to issues; and No cross talk. Process roles such as Timekeeper, Recorder and Process Checker are voluntary so that meeting attendees can become involved in leading the process.

The focus for our meeting in April is "Fire" and we want interested members to attend and contribute their thoughts. Handouts explaining these techniques are available at the meetings. ■

Free Brush Chipping Program

By the California Division of Forestry/Federal Emergency Management Agency

by Tim Hagan

Spring is close by. Daily temperatures will be more pleasant and perfect working weather for improving your homes wildfire defensible space.

Our local firefighters thank all on Cement Hill that have taken advantage of the free brush-chipping program. More than 200 hundred tons of brush were converted to mulch last year. If homeowners can create, cut and stack the brush, the chipping crew will be regularly working in the Cement Hill area the second week of each month this year.

The California Department of Forestry and the Federal Emergency Management Agency are committed to assisting in reducing the underbrush hazard, please check-in with my office before you and your neighbors begin a project and I'll provide the simple chipping requirements. I am also available to meet with groups to further explain or assist with setting up a neighborhood effort.

Thank you to all in the Greater Cement Hill Neighborhood Association that volunteered their time, ideas, and efforts as part of the larger community effort to secure this grant for the 49'er Fire District. And thank you to all that are working to improve the fire safety of our community.

For further information, contact, Tim Hagan, CDF/FEMA Fuels Reduction Program, at 265-2678. ■



The Birth of Natural Heritage 2020

A Vision for Nevada County

by Glen Cooley

In the early 1970's a small group of residents were very concerned with the rapid urbanizing of Nevada County, the vanishing open space/wildlife habitat, and the decline of "rural quality of life" in our county. They gathered together and formed the Nevada County Environmental Council (NCEC). Eve Hall was President of NCEC for eleven years, and my son Gene Cooley was President for a few months before moving east. He left to serve as the Chief Botanist, Wildlife Biologist and Endangered Species Specialist for almost ten years for the State of Maryland.

The most significant accomplishment of this group occurred in 1979 when the NCEC, represented by the law firm of Harold Berliner and Richard Ellers, presented their case to Judge Frank Francis. Their case stated, "the Open Space Element of the Nevada County General Plan was inadequate...and failed to advance the goals of open space protection for the county." Judge Francis found in favor of the plaintiffs and sent the matter back to the Board of Supervisors. The Board's delayed adoption of the new general regulation on development prompted Ellers to quickly file another suit which raised the stakes dramatically, and (immediately) got the Board's attention. (This delay occurred over a long time period when there were many 4-1 Supervisor votes with Gene Covert as the lone environmental

voice.) Judge Francis was considering Ellers's request ...when the Supervisors scheduled a special meeting to adopt the new general plan. Assistant County Counsel Brad Ellsworth announced, "The new General Plan will contain an



Brainstorming at community meeting



Q&A at local NH2020 forum

adequate open space element and open space plan." The Board of Supervisors acted unanimously to revise the open space element of the General Plan. The outcome satisfied Ellers, his partner Harold Berliner, and the members of the Nevada County Environmental Council. (References for the two preceding paragraphs, in most cases, are excerpts from pages 361, 362 of the book, *Shaping the Sierra*, by Timothy P. Duane. Mr. Duane grew up in Nevada County and is presently Asst. Professor of Environmental Planning at UC Berkeley.

The current Nevada County General Plan – Chap 6, Open Space, and Chap. 13, Wildlife and Vegetation contains 80+ pages. On page 156, Directive policy 13.6: states, "monitor, through input of other agencies, the sensitive wildlife and habitat resources of Nevada County to ensure the continued validity and effectiveness of General Plan policies intended to protect, preserve and enhance these resources. Results of monitoring shall be incorporated into the General Plan Update process."

Natural Heritage 2020: A Vision for Nevada County is the first positive effort made by a Board of Supervisors to comply with the Open Space and Wildlife Habitat provisions of our General Plan. I applaud our Board members and wish them great success! The current Board is also aware of our personal property rights and has no intention of violating any of these rights. Hopefully, through this Board's current leadership, we may be able to preserve and protect open space and wildlife habitat on lands that have not already become privatized. Hopefully we can terminate reckless leap-frog development from Grass Valley to the Bear River. Perhaps, through intelligent planning, we can acquire significantly large and valid open space and wildlife areas in all future large, high-density residential developments.

I am quite proud to have been involved with the work done by the Nevada County Environmental Council 20 years ago on these Open Space issues, and to have been a part of the seed from which the present commendable NH2020 program has evolved. ■



What is the Future of Red Hill Reservoir?

By *Cynthia Hren*

Red Hill Reservoir, located on Country Circle, is a 1.13-acre parcel mostly consisting of a dike and pond. NID constructed this reservoir several decades ago to supply water to downhill residents. Most of those residents now receive piped domestic water and the reservoir no longer performs a useful function. NID wants to abandon this reservoir to cease continued maintenance costs and to shed the risk and liability of the facility.

Ben Baretta of NID explained NID's procedure for abandoning surplus property is to offer it to: 1.) Nevada County for sale or lease; 2.) next to any public agency for sale; and 3.) last to put it up for private sale. Currently, NID has offered this reservoir to Nevada County to lease for \$1.00 per year. The County Board of Supervisors is interested in acquiring this reservoir either as a Neighborhood Park or as Open Space. However, there have been several concerns expressed by adjacent landowners and the County Planning Department. For several years the decision about this reservoir was on hold, but now the county and NID want to come to a resolution.

The reservoir provides a scenic and tranquil setting for local residents while also supporting aquatic life and local wildlife. The reservoir, meant only as temporary construction, has outlived its useful life and is in need of significant repairs. The pond leaks considerably and is filled with sediment. This

facility was never intended for recreational use and its current deterioration has created several high-risk hazards that pose liability risks. The pond requires water purchased from NID and regular maintenance to preserve the balance of vegetation, algae and aquatic habitat. The facility has no parking and is on a private road completely surrounded by private property. The limited access to the pond together with the small parcel size makes the relatively high cost of repairs and maintenance disproportionate to the benefits to the general public.

A March 1st meeting called by Barbara Green, Fifth District Supervisor, was attended by NID, Nevada County Land Trust, The County Planning Department, a former county planner, GCHNA board members, adjacent land owners, and Pat Ward, County Supervisors Department. The meeting was a productive roundtable discussion of the background, facts, ideas, concerns and desires of each participant. The group seemed to agree to preserve this reservoir.

The Nevada County Land Trust stated that... it was cost prohibitive for their group to obtain or maintain this reservoir. The Planning Department stated that Nevada County has not yet established a Parks and Recreation Department. Several local residents stated that they would like this parcel to become privately owned and maintained and adjacent landowners expressed interest in purchasing it. A GCHNA board member suggested a special assessment district or



zone to fund the reservoir maintenance. For example, when funds are assessed in a specific district, those monies stay in that district for creation of neighborhood parks. Another participant suggested that someone explore obtaining a conservation easement to preserve the reservoir under private ownership with specific restrictions that would keep it in a natural state. The landowner would cover liability, have use restrictions, but would receive a tax benefit. This two-hour discussion centered around: a pond preservation committee; fire district access for water dipping by helicopter during a catastrophic fire; preservation for cultural, environmental, historic, and wildlife features; and discussing written handouts about creating a walk-in Neighborhood Park.

No immediate conclusions or decisions were made, but a 90-day timeline was set for research to be presented at the next meeting. The increased awareness, interest, and agreed consensus among diverse interest groups to preserve this small neighborhood pond proved to be a very positive and productive outcome. For more information concerning Red Hill Reservoir, please check the GCHNA website for a report by Robert and Cynthia Hren. ■



Propane Report

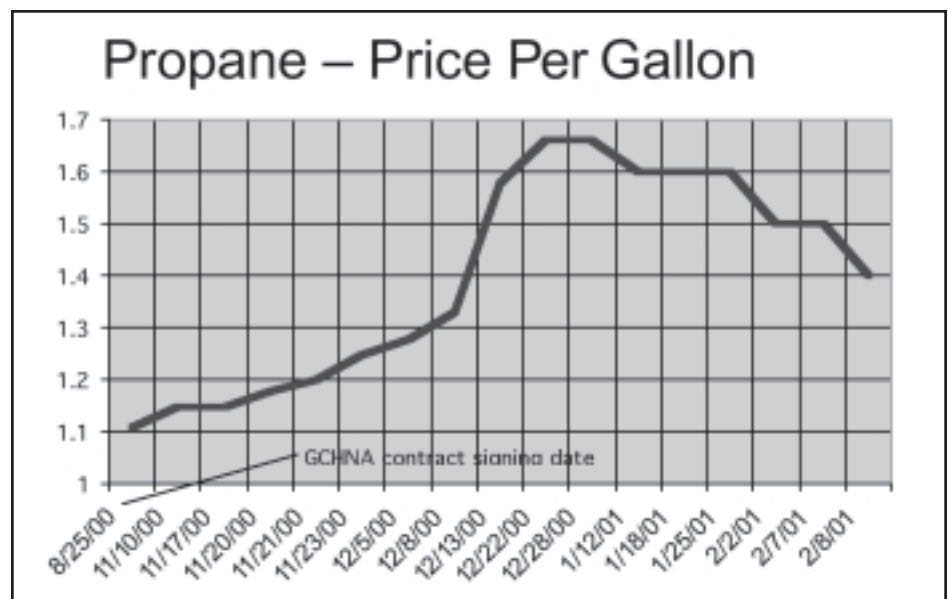
by Tom Stone

Last September GCHNA extended the Ferrellgas contract for 3 years. The new contract provides members propane at a fixed margin price of 35 cents above Bay Area (rack) wholesale price. The contract also provides a reduced tank maintenance fee of \$45/year and 50 gallons free annually for three years. This year, the 50 gallons were priced on the contract signing date, 9-25-00. Since the GCHNA price on that date was 1.109 per gallon, the discount price for the 50 free gallons is \$55.45. So if you tried to delay your tank fill up to claim the 50 gallons when the price went up in December, hoping to get a bigger discount, it didn't help. Everyone got the same discount, \$55.45. I should note that it helps to check your Ferrellgas statement. When I checked mine I noticed I did not receive the \$55.45 discount and I was charged \$90 tank rental (not \$45). However, it only took a short phone call to the Ferrellgas office, 265-5896 and my bill was corrected immediately.

I've received some phone calls about the comparison of our contract price with that of neighbors purchasing from a different propane company. The prices need to be compared with a same day purchase due to price fluctuations.

The main propane suppliers to our area are the Bay Area refineries. Your local propane companies have to send a daily truck down to the Bay Area to buy propane as there are no propane gas pipelines in Grass Valley nor are there any large propane gas storage facilities.

Buying propane is similar to



dealing in the commodities market. The price changes daily and can move 25 cents in one day. The refineries sell propane as a by-product for whatever price the market will bear. They may also use their propane by-product to fuel their own refining process. This action creates a shortage of propane and spikes up the price in a short time with little or no notice to local buyers.

The Bay Area companies check with each other and then set the Bay Area (rack) price at 20 to 30 cents above the pipeline price. By contract, we pay Ferrellgas 35 cents above the rack price. Our contract price with Ferrellgas is the lowest one I've seen. Since the prices vary daily, the best method to save money would be to fill your tank before prices go up or hold off on a refill until prices drop. Unfortunately, there is no way to tell when this is going to happen. Historically, the highest prices are in late December and January. The GCHNA Ferrellgas price history this winter is graphed below. For example, if you check

the prices closely, you'll notice that you could've saved as much as 25 cents per gallon between a purchase on December 8th (\$1.329 ppg) and December 13th (\$1.579 ppg). With a 300-gallon purchase that would be a \$75 savings.

There is another noncontract related savings on your Propane sales tax that Ferrellgas can explain to homeowners. Basically, it depends on whether you buy the vapor that comes out of the tank or purchase the liquid that goes into the tank. Liquid is taxed, vapor is not taxed. To receive the savings you sign an agreement that Ferrellgas has title to the LP gas in your tank and title passes to you at the time the gas leaves the Company's tank and enters your pipeline in vapor form. This eliminates the tax charge from your bill. ■

If you have questions give me a call at 478-1295.

Sites to visit on the Internet:
www.bpnews.com,
www.westernpga.org, and
www.npga.org



Approved GCHNA Budget 2001

INCOME

Membership dues.....	\$2,250
Reimbursed expenses	
Contributions	
Grants	

EXPENSES

Bank service charges.....	\$20
Bylaws.....	5
Mailing	
Printing/copying	
Supplies	
Contributions.....	250
Contributions.....	200
Gifts.....	40
Cards.....	10
Dues and subscriptions.....	10
Equipment rental.....	10
Meetings.....	160
Room rental.....	40
Supplies/food.....	120
Miscellaneous.....	10
Newsletters.....	1,060
Mailing.....	450
Printing/Copying.....	600
Supplies.....	10
Office supplies.....	100
Operating expenses.....	55
Internet.....	15
P.O. Box.....	40
Park Cleanup.....	5
Petty Cash.....	15
Picnic.....	540
Children	
/Entertainment.....	50
Equipment Rental.....	70
Papergoods/Supplies.....	50
Food.....	370
Propane Contract.....	5
Mailing	
Printing/Copying	
Survey.....	5
Mailing	
Printing/Copying	
	<hr/>
	\$2,250

Is Your Membership About to Lapse?

by Eve Collins, Membership Chair

In order to simplify and clarify when the GCHNA annual membership fee (\$15) is due, we are following our new bylaws which state that the annual dues are to be paid beginning in January of each year with a grace period that ends May 1. If your name does not appear on the list below and you wish to join or continue your membership, please send a check along with the GCHNA newsletter membership form in the enclosed addressed envelope provided or place in kiosk collection box.

Some of the membership opportunities include: meeting your neighbors; attending open steering committee meetings where you are encouraged to voice your concerns and get involved (meetings are every 2nd Monday each month); getting information and representation about issues that may affect our neighborhood; getting a special neighborhood rate with Ferrellgas; voting to elect your area representative; and attending neighborhood picnics and service projects.

We invite everyone to join and if there are any questions regarding membership, please call Eve Collins, membership chairman at 265-6540 or Nancy Lakoduk, treasurer at 265-5919. The following list of names are paid members (as of February 28) for this year, 2001. ■

January

Gene & Shirley Anderson
Catherine Arbini & Paul Mellersh
Ed & Judy Arnott
Charles & Nancy Creech
Louise Cummins
Margaret Dunn & Shirley Yeager
Cliff Fish & Donnita Johnson
Ainsley & Geraldine Fouyer
Gary & Nancy Goerz
Barbara Hagan & Colleen Chapin
Christine Hills & Shamus Brown
Glenn Hoveman & Muffy Weaver
Frank & Norlene Joyal
Jim Keem
David Kyle & Pat Lind-Kyle
Sam & Nancy Lakoduk,
Carol Leigh & Charles Smith
Shirley Marks
Gardiner McCauley
Rod & Marjorie McConnell
Ray & Magdalene Miller
Robert Miller
Emerson & Saithran Pachaud
Allie Page
Carl & Joyce Plaza
Michael Rainey

Ronald & Barbara Sanford
Rick and Mary Street
John & Bonnie Torres
Donna Uran
Jack & Debbie Wandro
Jacque Weills
Jack & Michele White
Kevin & Sharon Whitlock
Stu & Vera Wright

February

Neill & Sallee Allen
Robert & Edith Britts
Gordon & Jeanette Clark
Doug & Eve Collins
Glenn & Nathalie Cooley
William & Susan Copeland
Bettie Decker
Dorothy Edwards
Joe Garesio
Clifford & Odette Jager
Betty Johnson
Paul & Eileen Jorgensen
Sharyn McDonald
George & Gini Merrill
Andy & Jean Oliver
Marty Pezzaglia
Terry & Maxine Robinson
Steve Star & Carol Brodsky
David & Sassi Lee
Alan & Arlene Taylor



Join GCHNA or Renew Your Membership

If you haven't joined or renewed your membership to GCHNA, we hope you will do so now. Here's my \$15 GCHNA membership fee for 2001. Enclosed is a check made out to GCHNA.

Name(s): _____

Address: _____

Telephone: _____ Fax: _____ Email: _____

Send check and form to: GCHNA, PO Box 1343, Nevada City, CA 95959

NEIGHBORHOOD REPRESENTATIVES

West End Cement Hill

West end of Cement Hill Road, including Sunshadow Circle, Cedar Song Road, and Garesio Ranch Road.

Tim Hagan (rushcreek@saber.net) 265-9746

Applewood Lane

Applewood Lane, including Indian Shack Road.
(vacant)

Gochine Drive

Gochine, including Mr. Auburn Circle.

Tom Basehart (joyhart@gv.net) 478-1624

Upper Cement Hill

Upper Cement Hill Road, including Pine Tree Place, Diamond Oak Drive, Bodie Ridge Road, Skyranch Road, and Elysian Way.

Willie Brusin (brusin@inreach.com) 265-4018

Sunrock Road

Sunrock Road.

Donna Uran 478-1656

Augustine Road / Excelsior Ditch Camp Road

Augustine Road, including Daisy Blue Mine, Leisure Lane, Lazy Oaks Drive, and Excelsior Ditch.

Marty Pezzaglia (mpezz@oro.net) 265-3288

Crystal View Heights

Crystal View, including Golden Oaks.

Andy Oliver (jaoliver@jps.net) 265-0269

Central Cement Hill Road

Central Cement Hill Road, including Whispering Oaks, Merryhill Way, Gold Court, Spanish Quartz, Ragon Road, and Fox Hill Road.

Jeanette Clark (cementhill@aol.com) 265-2680

Lower Cement Hill Road

Lower Cement Hill Road, including West Piper, Deer Crest, Rancheria Court, Red Hill Road, Foster Driveway, Picton, Picton Way, and Foster Road.

Glen Cooley 265-4025

Indian Flat Road

Indian Flat Road, including Country Circle and Robinson King Road.

Eileen Jorgensen (magicarpet@jps.net) 265-6415

Highway 49

(vacant)

Wet Hill Road

Wet Hill Road, including Sierra Springs Circle, Lower North Bloomfield Road, and Elliot Way.

Nancy Lakoduk (snlduck@nccn.net) 265-5919

Airport Road

Airport Road, including Tower Hill Road, West Airport Road, East Piper Lane, and Sheriff Road.

(vacant)

At Large

Ed Bury (edburyn@jps.net) 470-0431

Chip Carman (chip@spiral.com) 478-9005

Julie Cobden 265-5987

Eve Collins (collins@2xtreme.net) 265-6540

Jeff Gold (jeffgold@jps.net) 265-6797

Cindy Hren (chren@cwo.com) 477-5414

Bill Sheatsley (wshetsly@inreach.com) 265-2808

Tom Stone (tastone@pacbell.net) 478-1295

GCHNA Mission Statement

The Greater Cement Hill Neighborhood Association is chartered to:

- Protect and preserve the rural qualities of our neighborhood by providing a forum for group action as needed.
- Communicate information quickly and efficiently about matters of neighborhood interest to its members and associates.
- Raise funds and supply volunteer labor for projects that enhance or improve our neighborhood.
- Be an organization through which our neighbors can meet and get to know each other in meetings and social gatherings.





**THE
Greater
Cement
Hill
Neighborhood
Association**

PO Box 1343
Nevada City CA 95959

PRESORTED
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SPRING 2001 NEWSLETTER

ECRWSS

RESIDENT

Come to Coyote Park

by Nancy Lakoduk

Kudos to Jean and Andy Oliver and Eve Collins for providing cedar seedlings to replace lost trees on the ball field berm at last Fall's park clean-up day. Thank you!

REMINDER: Spring Clean-up. Clearing trails and picnic area.
Date: Sunday, May 20, 2001
Time: 10:30 till noon
Bring: weedwackers, clippers, gloves, rakes, etc. and a smile.
See you there! ■

WHAT DO YOU THINK?



Is NH2020 just a cover for passing laws that will affect our property values?



Does the majority of our community think NH2020 will help control growth while maintaining the rural quality of our area?

Go to our website and add your comments to the new GCHNA community bulletin board at <http://www.gchna.com/comments>

Newsletter Contributors

Coordination: Chip Carman
Design & Layout: John Paul
Editing: Donna Uran
Organizer: Eileen Jorgensen
And a big thanks to all our writers.



The GCHNA website homepage.

Snow Removal List on Website

Marty Pezzaglia has compiled a comprehensive list of snow removal services on our website. We'll print them in our Fall 2001 newsletter. ■

