

## New Indian Trails Subdivision Will Provide 50 Acres of Open Space Including Public Hiking Trails

Trails will provide vital link in network of walking opportunities in and around Nevada City

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The 122-acre parcel subdivision known as Indian Trails will bring new neighbors to Nevada City while concurrently spawning another recreational area for the public to enjoy: namely 50 acres of dedicated open space with a network of trails linking to existing hiking paths. Located within a mile of downtown Nevada City, the area has a feeling of quiet and solitude and yet is close in to the city's heart, making it ideal as both a homesite as well as a place to enjoy a weekend hike through the woods.



Photo: Paul Law Realty/GMAC Real Estate

The land was previously owned by a timber company, Erickson Holdings, who purchased 1500 acres of western Nevada City land in the 60's including the property where Grass Valley Group, Deer Creek School, and much of Cement Hill and American Hill are now situated.

The public trails portion of the project is being championed by Nevada County Land Trust in their advocacy partnership with Nevada City on a grant application for 200K in federal funding (to be administered via the state) to develop the public access area which will link hiking trails from Newtown Road, through Indian Trails, to the 33 acres encompassing Hirschman's Pond, behind the Rood Center, around Tobiassen Park, and then on to Sugarloaf Mountain. By taking ownership of the Open Space land, Nevada City was able to proactively reduce fire risk for existing neighborhoods in the area while preserving wooded surroundings and expanding recreational opportunities for the local population.

The new Indian Trails subdivision is tucked back just off Hwy. 49, not far from the Rood Center, off Indian Flat Road, across from the Rainbow Market. A peaceful setting with easy access to downtown, the subdivision offers 1.5 acre lots beginning at \$200,000 and the project features NID pipe-treated water for those wishing to build in a close-in-with-country-feel type of setting. The broker for the project, Christine Foster of Paul Law Realty says of the opportunity, "It's a real win-win for the community; the setting is gorgeous and the trails are going to be a wonderful new asset for all of us locally to enjoy." Ms. Foster closed the first Indian Trails parcels in July and one third of the available lots have already been sold.

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Dawn Zydonis, Parks & Rec. Coordinator for Nevada City commented, "It's going to provide a vital link in connecting other trails, making the area more walkable overall. By creating access to the government center, people could simply walk there to conduct their business. People will also be able to cross Hwy. 49 and could then use the trail to go downtown." Ms. Zydonis reported the Planning Commission had just approved and passed along their recommendation that the environmental report which is a key component of the city's grant application be accepted by the City Council.

According to Bill Haire of the Nevada County Land Trust this is the first partnership of this type with Nevada City although the nonprofit organization has provided the same type of support to the city of Grass Valley on several projects of theirs as well.

While Ms. Zydonis indicates the acquisition of the funding for the trails may take up to a year to determine; the first Indian Trails residents may be moving into their newly-constructed homes around that time. All in all, it appears likely the new neighborhood and the expanded network of trails will come to fruition concurrently, adding another vital chapter to the story of Nevada City as things continue to change and grow here regionally. For more information regarding Indian Trails, contact Christine Foster at Paul Law Realty 530-277-0847 or [Christine@PaulLawRealty.com](mailto:Christine@PaulLawRealty.com).

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