Penn Valley Municipal Advisory Council (PVMAC)
PUBLIC NOTICE – MEETING AGENDA

Pursuant to Governor Gavin Newsom’s Executive Order pertaining to the convening of public meetings in response to the COVID 19 pandemic, the PVMAC hereby provides notice that it will hold its regular meeting of the PVMAC members virtually per Zoom.

Date: Thursday, April 16, 2020
Time: 6:00 p.m.
Place: Join Zoom Meeting
   https://zoom.us/j/350548074?pwd=aStJblFyRVRUKzlJQ2VMbWtjOUYxzd09
   Meeting ID: 350 548 074, Password: 939797
   Or participate by phone during the meeting at 1-669-900-6833, Meeting ID: 350 548 074

Members:
   Michael Mastrodonato, Member & Chair
   Gordon Beatie, Member & Vice Chair
   Teresa Dietrich, Member
   Ryan Everson, Member
   Douglas Moon, Member
   Rick Nolle, Member
   Nancy Peirce, Member
   Rob Tribble, Member
   Bob Winters, Member

1. Call to Order, Roll Call and Pledge of Allegiance

2. Consent Agenda (Single Motion Needed)
   All matters listed under the Consent Agenda are considered routine and will be enacted by one motion. There will be no separate discussion of these items unless a member of the PVMAC, audience, or staff requests a specific item to be removed from the Consent Agenda for separate action. Any item removed will be considered after the motion to approve the Consent Agenda.
   a. Approval of Meeting Agenda for April 16, 2020  Action
   b. Approval of Minutes from February 20, 2020  Action

3. Public Comment

This time is set aside for persons wishing to address the PVMAC on any matter of interest that is not on the agenda. Members of the public can provide general comments on items that are of interest to the public and are within the subject matter jurisdiction of the Board or on a particular agenda item via chat through zoom or by phone during the meeting at 1-669-900-6833, Meeting ID 350 548 074, Password 939797. Action will not be taken at this meeting on citizen comments. The PVMAC, however, after hearing from interested citizens, may place items on a future agenda.
so proper notice may be given to all interested parties. This meeting is being recorded and will be made available to the public through the County’s website at mynevadacounty.com.

4. COVID 19 Pandemic (Jeffrey Thorsby, Senior Analyst and Taylor Wolfe, Administrative Analyst, County Executive Office) Update/Discussion

5. Lone Oak Housing Project (Mike Dent, Director of Child Support Services) Update/Discussion

6. Homelessness (Mike Dent, Director of Child Support Services) Update/Discussion

7. 6:45 p.m., Scheduled Item Update on the Penn Valley Area Plan, including providing feedback to the Planning Department on the draft chapters completed to date (Tyler Barrington, Principal Planner) Update/Action

8. Update on Application requesting a General Plan Amendment, Zone Change and Use Permit to allow use of the former Pleasant Valley Elementary School campus as a non-profit center by the Penn Valley Community Church (PLN19-0022; GPA19-001; RZN19-0001; CUP19-0002) (Tyler Barrington, Principal Planner) Update/Discussion

9. Next PVMAC MEETING May 21, 2020 6:00 p.m. at the Buttermaker’s Cottage, located at 18560 Penn Valley Drive, Penn Valley, CA.

10. Items for the Good of the Order

11. Adjournment estimated @ 7:30 p.m.

Times stated are approximate and subject to change. Agenda order is tentative and may be changed by PVMAC action without prior notice. Agenda discussions and report items are subject to action being taken on them during the meeting by the PVMAC at its discretion. The meeting is accessible to people with disabilities. A person who needs disability-related accommodations or modifications in order to participate in the meeting shall make a request no later than five (5) working days before the meeting to the PVMAC to be considered. Requests for further information should be directed to the Chair of the PVMAC at (530) 265-1480.

AFFIDAVIT OF POSTING

Meeting Notice/Agenda of the PVMAC regular meeting, scheduled for April 16, 2020, was posted per Open Meeting Law requirements at the following locations:

Eric W. Rood Administrative Center, 950 Maidu Avenue, Nevada City CA
Penn Valley True Value located at 17387 Penn Valley Drive, Penn Valley CA
Penn Valley Shopping Center located at 17464 Penn Valley Drive, Penn Valley CA
www.mynevadacounty.com

AGENDA POSTED: Monday, April 13, 2020
Members Present:
Michael Mastrodonato, Member & Chair
Gordon Beatie, Member & Vice Chair
Teresa Dietrich, Member
Ryan Everson, Member
Douglas Moon, Member
Nancy Peirce, Member
Rob Tribble, Member (tardy)
Bob Winters, Member

Members Absent:
Rick Nolle, Member

1. Meeting called to order at 6:03 pm, Roll Call taken, and Pledge of Allegiance held

2. Consent Agenda
   a. Approval of Agenda and Order of Business  Action
   b. Approval of Minutes from November 21, 2019  Action
   c. Approval of Meeting Calendar for 2020  Action
   Consent Agenda approved, all aye

3. Selection of Chair and Vice Chair for 2020  Action
   Michael Mastrodonato nominated as Chair. Gordon Beatie nominated as Vice-Chair. Motions passed all aye with Rob Tribble abstaining.

4. Public Comment
   None

5. Board of Supervisors Priorities for 2020 (Jeffrey Thorsby)  Informational
   Supervisor Hoek thanked the Public for attending and thanked Staff for providing information to her after the Board Workshop when she was unable to attend.

   Jeffrey Thorsby provided updates regarding the Annual Board Workshop held in January. The Board of Supervisors meet to review the previous year, Staff and Public provide presentations and priorities are identified for the coming year. He noted that presentations and staff reports from the Board Workshop are available on the Board of Supervisors website. No action is taken at the workshop.

   Jeffrey Thorsby responded to questions from PVMAC members regarding Board of Supervisors Policy Objectives. An update to the Outdoor Event Ordinance was discussed at the workshop.
regarding allowing more events per year and changing the permit process to the Community Development Agency.

Jeffrey Thorsby responded to questions from PVMAC members regarding PG&E Public Safety Power Shutoffs. Concerns regarding cell phone service and communications, gas stations, back up power, generator safety, radio stations and future public meetings.

Jeffrey Thorsby responded to questions from PVMAC members regarding an update to the Housing Element. The last update was completed in 2019 and another will be not be required for 8 years.

Jeffrey Thorsby responded to questions from PVMAC members regarding County resources spent on Homeless Services compared to other counties. He discussed the challenges with comparing funding due to the different ways funding and services are accessed and provided. Staff will follow up to provide comparisons that can be made.

6. Project Updates (Jeffrey Thorsby) Update/Discussion
   a. Use permit to allow us of the former Pleasant Valley Elementary School campus as a non-profit center by the Penn Valley Community Church
      Brief history provided by Michael Mastrodonato. Update provided by Jeffrey Thorsby. Jeffrey Thorsby responded to questions from PVMAC members regarding the condition of the property and the lengthy process.
   b. Conditional Use Permit to convert an existing building into a restaurant and brewer at 17786 Penn Valley Drive
      Brief history provided by Michael Mastrodonato. Update provided by Jeffrey Thorsby. Jeffrey Thorsby and the Project Applicant responded to questions from PVMAC members regarding the project.
   c. Amendment to a Use Permit for the change of use from a gym to a coffee shop
      Brief history provided by Michael Mastrodonato. Update provided by Jeffrey Thorsby. Jeffrey Thorsby and the Project Applicant responded to questions from PVMAC members regarding the project. The Applicant expects permits to be issued in the near future. The Building Owner discussed ADA requirements and responded to questions from PVMAC members.

   Discussion regarding improving and streamlining the County permit process. Staff will invite the Facilitator working with the Community Development Agency to the next PVMAC meeting to discuss the process.

   Discussion regarding notifying project applicants to the PVMAC meeting when updates will be provided, and their project will be discussed.

7. PVMAC Marketing and Communications Subcommittee Discussion/Action
   Members: Michael Mastrodonato, Teresa Dietrich, Rick Nolle

   Update provided by Michael Mastrodonato. The Subcommittee will continue working with the County CEO office regarding social media. Other meeting notification options were discussed.

8. Next PVMAC MEETING March 19, 2020 6:00 p.m. at the Buttermaker’s Cottage, located at 18560 Penn Valley Drive, Penn Valley, CA.

9. Items for the Good of the Order
Congratulations to Gladys Martines as Grand Marshall of the 2020 Penn Valley Rodeo.

10. Meeting was adjourned at 8:05 p.m.
Penn Valley Area Plan

County of Nevada

An Area Plan for:
The community of Penn Valley
In unincorporated Nevada County

Prepared By:
Nevada County Planning Department
In coordination with the citizens of the greater Penn Valley Area.
Chapter 1
Introduction

Purpose of the Area Plan

The Penn Valley Area Plan (Area Plan) serves as the comprehensive land use and zoning plan for the Penn Valley region and community of Penn Valley and embodies the expressed goals of residents, business owners, and elected officials and establishes concrete and achievable actions. The drafting of the Penn Valley Area Plan is a tool to advance the goals and policies for the Nevada County General Plan while benefitting the local community. The Area Plan provides long-term guidance that is intended to improve the prosperity of Penn Valley in a way that supports a healthy economy, environment, protects the rural quality of life and social fabric for the residents and general public.

Plan Preparation

Nevada County has prepared this Area Plan with collaboration from the community of Penn Valley. The foundation of this plan is based on the 2000 Penn Valley Area Plan, the 2000 Penn Valley Focused Economic Development Study and more recent information where available. This Area Plan will build upon and supersede the 2000 Penn Valley Area Plan and augment the countywide General Plan for the purposes of land use regulation to provide management direction for all projects proposed within the Penn Valley Area Plan boundaries. To help guide development of the Area Plan, the Nevada County Planning Department conducted several interviews with local officials and residents prior to hosting five public workshops between November 2018 and August 2019 with the goal of developing key strategies to be implemented to maintain a rural quality of life while encouraging investment and sensible growth of the area.

Background and Area History

The Area Plan seeks to provide a blueprint for the ultimate development of the area derived from an assessment of current land use issues and potential solutions drawn from collaborative discussions and a careful analysis of what is needed to preserve and improve the functionality of the area. With recent upgrades to some of the area’s critical infrastructure, Penn Valley is poised to build upon its rich history as a place to live, work and recreate.

Penn Valley has a long history. The territory was occupied by the Hill Nisenan, Native American peoples who are also referred to as “Southern Maidu”. Economic life for the Nisenan revolved around hunting and fishing and collecting of plant foods. The first trace of Caucasian people in the area is found in a letter written by Jonas Spect in 1848, in which he “went prospecting up Deer Creek, and just remember that I came to the finest kind of valley, which I think they afterwards called Penn Valley…” The Penn Valley area is situated within the Rough and Ready Mining District and the drainages of both Squirrel and Deer Creeks, which were extensively placer-mined between 1850 and 1870. Some drift, or hard rock mining occurred in the area but most of the gold was
extracted from gravels of the Tertiary Yuba River. Ranchers and farmers moved into the Penn Valley area shortly after the beginning of the Gold Rush.

The first settlement in Nevada County was made by John Rose who was engaged in trading with the miners and Indians. Rose built a large cattle corral at Pleasant Valley between Bridgeport and the Anthony House, early in 1849. Later he established a trading post there. Gradually, stock raisers and farmers came into the valley and built additional corrals for their livestock. ‘Pen Valley’ was so named from the fact that these pens or corrals were there, indicating that it was a valley of pens. The 1867 Bean’s History and Directory of Nevada County describes the topography of the foothills saying there are “but few arable valleys of any considerable extent...the most extensive being Penn Valley lying three miles west of the village of Rough & Ready, containing nearly 2,000 acres of good soil, well-watered, and originally timbered with magnificently grand and giant oaks, which have been almost entirely destroyed by the vandalism of a mistaken husbandry.” The valley was frequently called the “Pantry of the Northern Mines.” Rich in agriculture, beef and dairy cattle, and lying on the main road from the Sacramento-Marysville area to the Henness Pass Road, to the mines of the Comstock in Virginia City, Penn Valley pioneers supplied the freighters with fresh vegetables, fruit, and meat upon their stop-over up the grade from Marysville. A natural rest stop with livery and blacksmithing available, Penn Valley survived even the closing of the vast hydraulic mining operations to the northeast. It wasn’t until the second half of the 20th century, however, that the surrounding residential development began, bringing more people and the need for services.

Community spirit has always been strong in Penn Valley, and this brought about the early founding of schools and a volunteer fire department. In 1917, the farmers of Penn Valley met to organize a “Farm Center,” which later became the Nevada County Farm Bureau. In 1978, the citizens of Penn Valley formed the Penn Valley Chamber of Commerce with over one-hundred charter members. In January of 1994, the Penn Valley Community Association formed for the purpose of providing a non-partisan forum for open discussions that benefit the health and welfare of community. In 2017, the Penn Valley Municipal Advisory Council was formed to help engage the community and help advise and inform the District Supervisors on issues in Penn Valley. Today, Penn Valley remains a vital community whose heart remains in its early agricultural beginnings. The community strives to retain its rural beauty and sense of place while providing the services needed to support its population.

Legal Authority

The Penn Valley Area Plan is designed to meet State of California requirements for specific plans and to facilitate the implementation of development goals and policies by establishing zoning districts, standards and criteria for development, and to set the distribution, location and extent of planned land uses consistent with the adopted Nevada County General Plan. The authority for preparing Area Plans is founded in California Government Code §65301(b) which allows the general plan to be adopted as a single document or as a group of documents relating to subjects or geographic segments of the planning area, and in Government Code §65303 which allows the general plan to include any other elements or address any other subjects which, in the judgment of the legislative body, relate to the physical development of the county. Local authority is founded in the goals and policies of the 1995 Nevada County General Plan. The existing 2000 Penn Valley Area Plan is outlived its lifespan and as a result direction to prepare the Penn Valley Area Plan was provided by County Board of Supervisors.
This update to the Penn Valley Area Plan was developed consistent with California State law which permits cities and counties to adopt specific plans for the “systematic implementation of the general plan” (Government Code Section 65450 et. Seq.). The law requires the following:

- A specific plan shall include a text and diagram or diagrams which specify all the following in detail:
  
  - The distribution, location, and extent of the uses of land, including open space, within the area covered by the plan.
  - The proposed distribution, location, extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan.
  - Standards and criteria by which development will proceed and standards for the conservation, development, and utilization of natural resources where applicable.
  - A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out the above referenced requirements.

- The specific plan shall include a statement of the relationship of the specific plan to the general plan.

California Government Code Section 65452 provides that the specific plan may address any other subjects which in the judgment of the planning agency are necessary or desirable for the implementation of the general plan.

**Relationship to the General Plan**

As a policy document, the Penn Valley Area Plan supplements and becomes part of the General Plan, providing a comprehensive framework for making land use decisions within the Penn Valley Rural Center and influencing decisions in the surrounding geographic area. The goals, policies and building and site development standards contained within this plan reflect Penn Valley unique characteristics, support the local community's vision, and are consistent with the overall themes and goals of the General Plan. The County’s General Plan land use maps designate Penn Valley as a Village Center contained within a Community Region, which is intended to provide for a mix of uses which may include residential, commercial, office, business park, industrial and public or institutional uses, grouped together and interrelated to form a functional and vibrant commercial center, and to create a visual identity related to the rural agricultural character of the region. The Penn Valley Community Region is surrounded by a larger rural region of predominately rural residential and agricultural uses. The existing 2000 Penn Valley Area Plan applies to land use and development within the Village Center only. This Penn Valley Area Plan, once adopted, will revise the applicable official maps of Nevada County and expand the limits of the area plan boundaries using a “district” concept to establish development criteria specific to the applicable district (See Figure 1.3).

The Nevada County General Plan has several Goals that are directly applicable to the Penn Valley
Village Center, Community and Rural Region. These Goals are supported and implemented through a series of Polices and Programs that are contained with the individual chapters of the General Plan. While the General Plan applies countywide, below is a list of General Plan Goals that have been identified to clearly apply to the Penn Valley region and will help guide this policy document. This list is not meant to be all encompassing; please refer to the General Plan for other applicable Goals, Policies, and Programs.

**Goal 1.2** allows for a range of land uses that preserve the qualities of each Community region.

**Goal 1.4** provides for an adequate supply and broad range of residential, employment generating, and cultural, public and quasi-public uses located for convenience, efficiency, and affordability while protecting and enhancing communities and neighborhoods.

**Goal 1.5** ensures that development reflects a small-town character.

**Goal 1.6** allows for growth while protecting, maintaining and enhancing communities and neighborhoods.

**Goal 1.9** identifies and recognizes public facility and service needs in Legacy Communities.

**Goal 2.1** provides for a strong economic base while protecting communities and neighborhoods.

**Goal 3.1** provides for public facilities and services commensurate with development type and intensities.

**Goal LU-4.1** coordinates existing and future circulation systems with existing and future land use patterns.

**Goal LU-4.4** balances development of the circulation system with land use and development.

**Goal LU-4.7** provides for road and street systems that are consistent and compatible with local land use patterns and street networks.

**Goal MV-4.1** provides for the safe and efficient movement of people and goods that respects the regions rural character.

**Goal 6.1** encourages land use patterns and site development to reflect open space values.

**Goal AH-8.1** encourages retaining of existing affordable housing.

**Goal EJ-8.1** encourages healthy and affordable housing opportunities for all residents of Nevada County.

**Goal 16.2** promotes a strong and sustainable local agricultural economy.

**Goal 18.1** promotes aesthetic design in new development that reflects existing character.
Organization of the Area Plan

The Area Plan is organized into seven chapters. Each chapter and attachment is summarized below.

Chapter 1 – Introduction
The Introduction summarizes the Area Plan’s purpose, preparation, legal authority, relationship to the General Plan, organization, description of the plan area, and the plan’s vision and guiding principles.

Chapter 2 – Land Use
The Land Use goals and policies balance the preservation and enhancement of Penn Valley’s rural agricultural identity, natural and built environments and promote appropriate development. This chapter includes the Area Plan Goals and Policies related to land use and community design and establishes land use and zoning regulations for the Penn Valley Area Plan boundaries.

Chapter 3 – Economic Development
The Economic Development chapter includes the plan’s Goals and Policies for economic prosperity and sustainability of the local economy.

Chapter 4 – Public Services and Infrastructure
The Public Services and Infrastructure chapter addresses the public services and facilities that serve development within the Penn Valley Area Plan boundaries.

Chapter 5 – Recreation
The Recreation chapter includes a framework and strategy to improve existing facilities and develop new facilities to meet the needs of the community.

Chapter 6 – Historic, Cultural & Natural Resources
The Historic, Cultural and Natural Resources chapter sets forth goals and policies for the Area Plan and lists strategies to achieve environmental improvements in the area’s diverse natural and cultural resources that promote public enjoyment of the area.

Chapter 7 – Implementation
The Implementation chapter describes the Goals & Policies to incrementally implement the Area Plan objectives.

Description of the Plan Area
At the base of the Sierra Nevada foothills, at an elevation of 1,400 feet, Penn Valley is an unincorporated community in Western Nevada County. The Penn Valley Village Center is located south of State Route 20, six miles west of Grass Valley and five miles east of the Nevada-Yuba County line. The Village Center is an area slightly greater than one-half square mile in size, encompassing 219 parcels. The Village Center boundaries are specifically mapped by the Nevada County General Plan land use map and served as the extent of the 2000 Penn Valley Area Plan (Figure 1.1).
The Plan area is a relatively flat basin, bounded on the north by State Route 20. Two perennial creeks, Squirrel Creek and Clear Creek, traverse the Plan area from east to west, converging near the northeast boundary of the Village Center. Woodlands, riparian vegetation, pastureland and floodplains occur within the boundaries of the Plan area.

In addition to individual business sites and residential sites, the Village Center contains a 125-unit mobile home park, a community shopping center, a business park, Ready Springs Elementary School, and the Penn Valley Fire Protection District headquarters. The Village Center is the cultural and functional center of the larger Community Region, containing the principal commercial uses serving the community. Adjacent to the Village Center boundaries is one of Nevada County's treasures, the 85-acre Western Gateway Park, a recreational park serving the entire region. The 2000 Penn Valley Area Plan was specific to the Village Center only (Figure 1.2), however as a result of public input, this Area Plan will expand the applicability of the Plan boundaries, establishing unique districts for the Village Core, Western Gateway Recreation District, West and East Portals, West and East Industrial/Commercial Districts, the Highway 20 and Pleasant Valley Road Rural Corridor Districts and the Lake Wildwood Commercial Center (Figure1.3).

The Village Center is currently divided into primarily commercial, medium to high density residential land uses with a few parcels zoned Public, Business Park, Residential Agriculture and Interim Development Reserve. This updated Area Plan intends to expand the influence and boundary of the Area Plan by adding key portals or entry points, local/regional assets such as Western Gateway Park, existing industrial and commercial business centers and the rural corridors that serve residents and visitors alike. In total 136 parcels* are proposed to be added into the Area Plan Boundaries intended to provide a more integrated community as it relates to the future of the greater Penn Valley region; (*8 parcels include only the Pleasant Valley Road frontage portion of the larger parcel being added to the Plan Area).

**Vision and Guiding Principles**

The Penn Valley community has taken the lead in collaborating on a vision for the area with the support of the Penn Valley Chamber of Commerce, Community Association and the Penn Valley Area Municipal Advisory Council, who have invested time and energy in developing planning principles for future development. The Area Plan can build upon the principles and values...
presented in their work products. The County’s General Plan comports with many of the values of the Penn Valley area, but the existing Area Plan is focused solely on the Village Center and portions of the Plan are woefully out-of-date.

**Vision Statement**
The Penn Valley area and particularly the Penn Valley community looks to this Area Plan to create physical, social, and economic links and policies that will improve the region’s vitality and sustainability. The Area Plan seeks to guide development that embraces the sense of community while providing a healthy balance of commerce, employment, recreation, and livability. Penn Valley is a modern rural community providing quality of life for its residents. The community is welcoming to day-visitor to enjoy the year-round “down-home” attractions such as music in the park, rodeo competitions, farmers market and holiday events. This vision was created through input from the community which also supported by following Area Plan guiding principles.

**Guiding Principles**
Nevada County, in response to key issues affecting the quality of life and future prosperity of the Penn Valley area, has established the following central guiding principles with input and guidance of the community to provide the foundation for a more sustainable, economically prosperous, inclusive and environment-friendly future for Penn Valley:

- Develop a year-round economy that will foster local business
- Preserve community character
- Protect and restore natural resources
- Value historic resources
- Create community gathering places
- Preserve the legacy of the Penn Valley Rodeo
- Connect Penn Valley and the Lake Wildwood areas through multi-use trail systems
- Provide unique lodging and camping opportunities so day-visitor can stay longer

These principles articulate the vision for Penn Valley and are the standard by which the appropriateness of the Area Plan’s goals, objectives and policies are tested.
Placeholder for Chapter 2. Land Use and Chapter 3. Economic Development (In Progress)
Chapter 4
Public Services and Infrastructure

Existing residential, commercial, industrial, and other development on Penn Valley requires supporting infrastructure including water, sewer, and public health and safety programs. The Public Services chapter describes the transportation and circulation system, and the public and quasi-public facilities and services located in and around the Penn Valley Village Center.

Existing Public Services

Roadways

State Highway 20 is the major east-west highway that provides regional access to Penn Valley, connecting communities like Lake Wildwood, Rough and Ready, Grass Valley and Marysville to the village core. Pleasant Valley Road at Highway 20 serves as the western access point to the village core and also connects Penn Valley to Lake Wildwood. The eastern access into the village core off of Highway 20 is provided by Penn Valley Drive which also connects the community to Rough and Ready. At the intersection with Spenceville Road, which enters the village core from the south, Penn Valley Drive runs in a east-west direction and provides access to commercial, residential and recreational (Western Gateway Park) amenities to the point where it intersects with Pleasant Valley Drive. Adjacent to Penn Valley Drive is the Penn Valley pedestrian and bike trail that serves the community. Located throughout the village core and the Plan area are several local roads that provide access to business and residences and help make up the roadway infrastructure for the greater Penn Valley region.

Transit Service

Nevada County Transit (Gold Country Stage) provides fixed route bus service to the Penn Valley area six days per week with six runs per day Monday – Friday and four runs on Saturday. Service is provided along Penn Valley Drive from CA20 and Rough & Ready Highway in the east to Pleasant Valley Dr. and CA20 in the west. The first departure from Penn Valley towards Grass Valley is 7:01 AM and the last departure is 6:30 PM Monday – Friday.

Pedestrian Improvements

County Zoning Regulations and the existing 2000 Penn Valley Area Plan encourage the development of pedestrian walkways and paths to link adjacent uses and reduce dependency on the automobile. The County General Plan Circulation Element also encourage development that supports walkability, encouraging streets to accommodate pedestrians as well as automobiles by providing safe sidewalks. While the overall community lacks an integrated sidewalk system, the Penn Valley...
pedestrian and bike trail serves this purpose to some degree and has the potential to be extended to connect other parts of the community.

Community-identified solutions to improve pedestrian and bicycle access to the village core to and from Lake Wildwood include supporting the development of a future extension of the Penn Valley Drive pedestrian and bike trail along Pleasant Valley Drive. This community feedback was the primary impetus for adding areas along Pleasant Valley Drive property frontage to the Area Plan boundaries as a Rural Corridor.

**Sewage Disposal/Wastewater**

The Penn Valley community is located in the Nevada County Sanitation District #1 (NCSD-1) Zone 6. The Nevada County Public Works Department, Wastewater Division administers and maintains sewage collection systems and treatment facilities for NCSD-1, which provides sewer service to approximately 5,230 accounts in western Nevada County with a total population of 14,000. Currently, there are ten zones in NCSD-1 with facilities that collect and treat approximately 1,245,000 gallons of wastewater each day.

Zone 6 is currently served by the Lake Wildwood Wastewater Treatment Plant (LWW WWTP) located northwest of the Penn Valley community on Pleasant Valley Road. The Penn Valley collection system conveys septic tank effluent from individual septic tanks through a network of force mains to Lift Station 51A near the corner of Penn Valley Dr. and Spenceville Rd in Penn Valley. The sewage is then pumped to the LWW WWTP. The zone currently serves 347 active connections. The sewer force main also provides service to Zone 12 (Valley Oak Court), which is expected to merge into the Penn Valley Zone in 2021. The Penn Valley WWTP located south of the village center is no longer in use and is planned to be decommissioned in 2121.

The Lake Wildwood WWTP is located at 12622 Pleasant Valley Road in Penn Valley and currently provides treatment services to a population of approximately 8,100. Treated wastewater from the plant is discharged to Deer Creek, a tributary to the Yuba River. The Lake Wildwood WWTP has a design capacity of 1.12 mgd during wet weather and 0.69 mgd during dry weather. Average dry weather flows are 0.46 mgd, well under the design capacity. A flow study conducted by Kennedy/Jenks Consultants in 2011 determined that the Lake Wildwood WWTP is sized to meet anticipated growth for the next 5 to 10 years in the Lake Wildwood and Penn Valley communities (Nevada LAFCO 2015). Growth within the zone has been much slower than what was anticipated in the Kennedy/Jenks study according to the County Wastewater Operations Manager. Should current growth rates continue, and without any sizable development, it is anticipated that, as of the writing of this Area Plan (2020), the LWW WWTP has capacity for another 5-7 years.

**Water Supply**

Nevada Irrigation District (NID) and private individual wells provide domestic, fire flow and agricultural water for the Penn Valley Area. The Lake Wildwood Treated Water System supplies 3,206 service connections (2.83 customers per connection) in and around the Lake Wildwood/Penn Valley area. The water treatment plant has a maximum rated capacity of 4 Million Gallons Day. The historic maximum day demand at the facility was 3,952 in
2008. Through conservation, consumption has decreased since that date, but the plant is nearing its total capacity. The District is currently exploring options to increase capacity. The two options include expansion of the existing water treatment plant, or an interconnection with the treated water system in Grass Valley (e. George), or some form of both.

The District has multiple irrigation water canals in the Penn Valley area that support the agricultural community. A majority of the District’s irrigation water customers utilize NID waters for irrigated pasture, family gardens, and hay. The District is in the midst of developing a Raw Water Master Plan that will provide guidance on projected water demands and infrastructure projects District wide for the next 50 years.

The Quincy Pipe, Squirrel Creek and the Riffle Box Canals are in the vicinity, and at the time of preparing of this Area Plan, NID had the following water accounts within the 2020 Area Plan Boundary:

- 102 Treated Water
- 11 Irrigations
- 2 Pumps

Improvements were completed in Fall of 2019 to improve fire flow to a minimum of 1000 gpm in Penn Valley. The boundary evaluated included NID’s existing system and areas that may be served in the future.

**Solid Waste**

Waste Management provides for the collection and transportation of solid waste to the dump/transfer station located at the McCourteny Road Transfer Station. This includes waste from all residential, commercial, and industrial properties, including recycling material and green waste.

**Penn Valley Post Office**

Penn Valley Post Office located at 17612 Penn Valley Drive provides post office boxes for the 95946 zip code and full postal services to customers. A small portion of the proposed Area Plan boundaries that is north of Highway 20 within the “rural corridor” district west to just past Gray Oak Drive are within the Rough and Ready 95975 zip code and a small post office is located near the town center of Rough and Ready that provides post office boxes to residents within this zip code.
Emergency Services

The Penn Valley Fire Protection District (PVFPD) was officially formed in 1974 succeeding the Penn Valley Volunteer Fire Department. The District serves 92 square miles in Western Nevada County, including the Penn Valley, Lake Wildwood, Kentucky Flat, Mooney Flat and Big Oak areas. The District is governed by a five-member Board of Directors elected by the citizens of the District. Fire administration consists of a Fire Chief, one Finance Administrator and an Office Manager. The District employs twelve full time career fire personnel and relies on part time firefighters to augment the full-time staff.

The PVFPD has three fire stations: Station 43 located at 10513 Spenceville Road, Station 44 located at 18989 Lake Forest Drive, and Station 45 located at 12370 Bitney Springs Road. Stations 43 and 44 are staffed 24 hours a day with a minimum of two personnel, while Station 45 relies on off-duty personnel for staffing. The PVFPD is equipped with two frontline fire engines, two reserve fire engines, two frontline ambulances, one reserve ambulance, one water tender, two staff vehicles, one rescue vehicle, and one utility vehicle. The PVFPD provides paramedic and ambulance service to the entire Penn Valley Area extending well beyond the Area Plan boundaries.

Law enforcement services are provided in the Penn Valley Area by the Nevada County Sheriff’s Department, who in 2018 in coordination with local Penn Valley Merchants opened the West County Service Center substation in the Penn Valley Shopping Center located within the Village Center at 17422 Penn Valley Drive.

Electricity and Propane

Electricity is provided by Pacific Gas & Electric Company (PG&E). Electrical service is primarily transmitted over existing overhead lines along collector and local streets. Propane is supplied by multiple providers to the Penn Valley Area.

Schools

The Penn Valley Union School District formed in 2014 as a result of the consolidation of the Ready Springs and Pleasant Valley School Districts. Three schools make up the school district, including Ready Springs School which houses Transitional Kindergarten through 8th grade students, Vantage Point Charter School an independent study school, serving K-12 students, both located at 10862 Spenceville Road which is within the Area Plan Boundaries, and Williams Ranch School which housing Kindergarten to 5th grade students located at 14804 Pleasant Valley Road which is outside of the boundaries of the Area Plan.
Library

The Penn Valley Library is the newest branch of the Nevada County Community Library system and is located on Pleasant Valley Road across from the main entrance to Lake Wildwood. Opened in 2002, this station operates in the Lake Wildwood Shopping Center at 11336 Pleasant Valley Road in the northern extent of the Area Plan boundaries within the Lake Wildwood Commercial Center District as designated by this Area Plan.

Public Services Goals & Policies

PUBLIC SERVICES AND FACILITIES VISION

The Penn Valley community’s infrastructure, emergency services, along with its roads and trail systems are recognized as a model for small-rural community best practices.

GOAL PS-1: PROVIDE SAFE AND EFFICIENT MULTI-MODAL CIRCULATION

Policy PS-1.1: Safe Connectivity
Provide for safe movement of vehicles, pedestrians, bicyclists and equestrians, as well as to accommodate various transportation modes’ safe highway, street and road crossings throughout the Penn Valley and Lake Wildwood area.

Policy PS-1.2: Multi-Purpose Paths
Commercial and Multi-residential development within the Penn Valley Area Plan with frontage along Penn Valley Drive, Pleasant Valley Road or Spenceville Road, both public and development-related road improvements should include the construction of multi-purpose paths.

Policy PS-1.3: Path System
Develop an integrated path and trail system that considers pedestrians, bicyclists, equestrians and, where appropriate, golf carts to provide access from the surrounding Penn Valley and Lake Wildwood communities to the Village Core promoting safe-routes to school, connectivity and healthy lifestyles.

Policy PS-1.4: Co-Locate Public Facilities
Locate appropriate public service facilities in commercial areas so as to add pedestrian/bicycle traffic and serve as a catalyst for private development, provided they do not detract from commercial activity.

Policy PS-1.5: Way-Finding
Design and implement an integrated way-finding signage program throughout the Penn Valley Area Plan and to other attractions in the valley to support businesses and efficiently direct residents and visitors on foot, bike, horse or vehicle to recreation, commercial, lodging, public services, transit and parking.
**Policy PS-1.5: Circulation**
Access within the area plan to neighboring commercial sites should occur easily and safely without the need to re-enter the street. Encourage shared-use parking facilities with agreements between businesses to support this policy.

**Policy PS-1.3: Bicycle Racks**
Commercial and services located within the Penn Valley Area Plan are encouraged to install bike racks to support their cyclist patrons.

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**GOAL PS-2: PROMOTE ENERGY EFFICIENCY**

**Policy PS-2.1: Alternative Energy**
Encourage new and remodeled structures to incorporate design techniques to reduce energy consumption and or produce power through alternative renewable sources.

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**GOAL PS-3: PROVIDE COMMUNICATIONS AND INFORMATION INFRASTRUCTURE UTILIZING THE BEST AVAILABLE TECHNOLOGY**

**Policy PS-3.1: Broadband**
Promote readily accessible distributed broadband internet service through the developed portion of the Plan Area.

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**GOAL PS-4: PROTECT THE PUBLIC HEALTH AND SAFETY BY MAINTAINING INFRASTRUCTURE AND FACILITIES THAT SERVE PENN VALLEY**

**Policy PS-4.1: Sanitary Sewer**
Ensure sanitary sewer facilities, both collection and treatment, which are sufficient to serve the Plan Area’s proposed density of residential, commercial, industrial and public uses protect both the public and the environment.

**Policy PS-4.2: Fire Protection**
Consider public safety issues, including defensible space to reduce fire risk in all aspects of development design in the Penn Valley Area Plan.

**Policy PS-4.3: Fire Protection**
Maintain and grow the Penn Valley Fire Protection District services and capacity to meet the needs of the Penn Valley Area Plan improvements and the district as a whole over time.

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**Public Services Implementation**

1. Support efforts to explore the feasibility of providing a pedestrian, bike, and potentially golf cart path along Pleasant Valley Road to provide a non-automotive connection between the Village Center to Lake Wildwood.

2. Support efforts to explore the feasibility of extending the Penn Valley pedestrian and bike trail to the region’s rural and agricultural outlying areas, including providing soft surfacing along rural
roads such as Spenceville Road where feasible for the purpose of improving equestrian access to and from the Village Center.

3. Support efforts being undertaken by the Nevada Irrigation District to improve domestic, agricultural and fire flow water service to the Plan area.

4. During updates to the County Capital Improvement Plan and through the review of discretionary development permit applications, utilize existing and applicable Non-motorized Trail, Pedestrian Improvement, Bicycle or Active Transportation Plans to help guide the future development of long-range non-motorized connectivity improvements.
Chapter 5
Recreation

The Recreation chapter identifies existing recreation activities and provides guidance for the preservation and enhancement of high quality recreation experiences around Penn Valley. The approximately 88-acre Western Gateway Park is a local and regional draw for recreationists in western Nevada County. The Park hosts a myriad of amenities that provide the primary recreational outlet for locals and tourists alike. Both passive and active recreational activities exist at the park, including but not limited to hiking and biking trails, lawns and picnic areas, tennis courts, the hanging oaks disc golf course, a dog park, a bike park, softball and little league fields, children’s play areas, as well several other typical park amenities. Squirrel creek traverses through the park, which creates a natural environment within this developed setting. For a full list of amenities at the Park, please see the most current adopted version of the Park’s Master Plan. In addition to the Western Gateway Park, Lake Wildwood provides a great deal of recreational opportunities and facilities that are available to residents and their guests. While, these amenities are generally private, recently the Lake Wildwood Association has been researching the potential of allowing the public into use the Golf Course and potentially other recreational facilities within the gated community. The Rodeo Grounds provides an additional area for recreational events such as the popular annual Penn Valley Rodeo that draws in hundreds to thousands of visitors and is a source of local pride that reflects the western roots of the community.

It’s been long proven that having a range of recreational activities available in a community promotes economic development and supports a sustainable vibrant local economy. In addition to supporting the local economy by drawing in visitors and serving the local and regional communities recreational needs, recreation can have important non-economic benefits as well. Having safe, fun and accessible physical activities available locally helps improve not only physical and mental health of individuals but also provides social benefits in support of a community’s sense of place and overall has been proven to strengthen a community (California State Parks, 2005). A number of documents help guide recreation in this region of Nevada County, including the Western Gateway Park Master Plan (2018), the Nevada County Non-Motorized Trails Master Plan (2014), the Nevada County Bicycle Master Plan- Amendment 1 (2016), and the Nevada County Pedestrian Improvement Plan (2011, Amended 2014).

Existing Recreation Activities

Trails and Paths

There are a handful of non-motorized recreation trails in Penn Valley that serve the public. A brief description of the most popular trails is given below.
Western Gateway Park - Fitness and Bike Trails - there are many trails that weave through Western Gateway Park. One of the more popular trails in the Park is the approximately 1-mile loop trail which connects to many of the other amenities throughout the park.

Penn Valley Pedestrian and Bike Trail - traverses the Village Center and runs approximately 1.7-miles from the park and ride at Highway 20 and Penn Valley Drive to the shopping center at the intersection of Penn Valley Drive and Spenceville Road.

South Yuba State Park - Buttermilk Bend Trail - located approximately 17 miles from the Penn Valley Village Center, the South Yuba State Park - Bridgeport’s Buttermilk Bend trail is a popular destination for wildflower viewing and passive recreation for the region.

Spenceville Wildlife Management and Recreation Area - an abundance of trails exist in the Spenceville Wildlife Area for hikers, bikers and equestrians. Located approximately 30 minutes from the Penn Valley Village Center, one of the most popular trails is an approximately 5 mile loop trail from Fairy Falls to Beale Falls.

Equestrian Trails - while there isn’t a recognized public equestrian trail system in the Penn Valley Area Plan Area, the community is surrounded by large rural parcels with several horse boarding facilities that provide areas to ride. The most prominent public horse-riding trails in the area are located within the Spenceville Wildlife Management and Recreation Area.

**Developed Facilities**

Developed recreational facilities in the Penn Valley Area provide recreational opportunities to residents and visitors.

Western Gateway Park - is an approximately 88-acre regional park that serves both the local community as well as regional recreational enthusiasts and visitors to the Penn Valley Area. Known as the recreational gem of western Nevada County, the Park has a long list of recreational amenities for both the active and passive recreationalist, including playing host to several community gatherings throughout the year.

Lake Wildwood Private Recreational Amenities - serving approximately 3,000 homes, the Lake Wildwood Gated Community hosts several recreational amenities and facilities that are available to residents and their guests. In addition, the Lake Wildwood Association is exploring options for allowing the public to utilize some recreational amenities such as the golf course.
Penn Valley Rodeo Grounds—while not specifically a public recreational destination in a traditional sense, the Penn Valley Rodeo Grounds provide an area for the community to gather around similar agricultural interests and the Rodeo reflects the rural character and history of the community.

Recreation Goals & Policies

It is important that future development and growth in the community consider recreation facilities and opportunities. Land use patterns and development should be compatible and provide connections to new and existing facilities, as feasible, with the purpose of creating an integrated and connected recreational system in Penn Valley. The following policies reflect the importance of incorporating and maintaining recreational opportunities in Penn Valley.

COMMUNITY RECREATION VISION

Penn Valley is a healthy community supported by recreational facilities providing diverse recreation opportunities for a population of multi-ages, different capabilities and aptitudes. Western Gateway Park continues to be a highly valued and dynamic recreational asset to the community.

GOAL REC-1: PROVIDE OPPORTUNITIES FOR A RANGE OF DISPERSED AND DEVELOPED OUTDOOR RECREATION ACTIVITIES

Policy REC-1.1: Trail Network
Prepare a Trails Master Plan that includes the preserve existing path and trail networks and expand with the purpose to connect the Area Plan to residential areas, Western Gateway Park, Lake Wildwood and other recreation opportunities.

Policy REC-1.2: Special Events
Promote special events in Penn Valley that highlight recreational opportunities and natural, historical or cultural heritage including those that honor the agricultural values of the community. Support the development of a Penn Valley Community Center to accommodate indoor activities.

Policy REC-1.3: Western Gateway Park
Promote the year-round recreational opportunities found within Western Gateway Park. Support the maintenance, expansion and improvements of the facilities that assist the park in achieving its Master Plan objectives.

Policy REC-1.4: Future Trends
Anticipate and accommodate future trends in outdoor recreation.
Policy REC-1.5: Campgrounds and Camping
To support existing recreational events and opportunities and accommodate visitors whom would like to experience Penn Valley beyond a day-trip, develop a campground which compliments Penn Valley’s character and natural landscapes in close proximity to existing recreational amenities.

Policy REC-1.6: Rodeo Grounds and Events
Continue to support the rodeo grounds and the events conducted there as both recreational and cultural activities that support the ranching history of Penn Valley.

Policy REC-1.7: Funding for Recreation
Identify and secure adequate and equitable funding to maintain and operate public recreation.

Policy REC-1.8: Developer-Built Recreational Amenities
Where legally appropriate and efficient, encourage developer-built recreation amenities.

Policy REC-1.9: Partnerships in Recreation
Work with sports leagues, the school district, other public agencies, non-profits and the private sector as partners in the provision of shared recreational facilities and team sports fields.

Recreation Implementation Actions

The following action will accelerate implementation of the goals and policies listed above.

1. Coordinate with the Western Gateway Park District and the Lake Wildwood Association, to improve public recreation opportunities in the greater Penn Valley Region.

2. Amend the land use designation/zoning of the Park District owned approximately 7.00-acre parcel (APN: 051-220-015) from Residential (RES)/Residential Agriculture (RA) to Recreation (REC/REC) to support ongoing passive and active recreational use of this parcel.

3. Support development of a connector pedestrian/bike/equestrian trail between the Penn Valley Village Center and Lake Wildwood.
Penn Valley has a rich historical background and is surrounded by rural development and open range lands that are reflective of quintessential California oak woodlands and rolling hills of the northern Sierra Nevada foothills. The small-town feel, and sense of community is identified as one of the main reasons most residents have chosen to live in the Penn Valley area. The Penn Valley Rodeo has long been a gathering place for the community to come together and celebrate its rural roots. Historically accounts of the rodeo by longtime residents, express the overall sense of civic pride that the rodeo brought and how the community came together as one large family. Over time the rural ranches have given way to residential and commercial development, but as you move farther away from the village core, the rural and agricultural nature of Penn Valley still dominates the landscape. The most predominate changes to the landscape in more recent history that has helped shape the Penn Valley region was the development of the Lake Wildwood Subdivision and the subsequently donation of land by the developer to create Western Gateway Park, known to many as the “Gem of Western Nevada County” and home to the historic Buttermaker’s Cottage.

The treasured oak studded landscape hosts an incredible array of wildlife habitat, including creeks and ponds, wetlands and vast areas of open grass lands weaved into areas of Landmark Oak Groves and Woodlands. The region boasts some of the most significantly sized Landmark or Heritage Oak trees in Western Nevada County. The primary water feature in Penn Valley is Squirrel Creek which runs generally in an east/west orientation through the village core conjoining with Clear Creek, through Western Gateway Park where is meets up with Deer Creek west of Lake Wildwood and ultimately into the South Fork of the Yuba River. A relatively robust floodplain with areas of wetlands and significant riparian vegetation serves as a natural open space area and scenic buffer between the village core and State Highway 20. Lake Wildwood, while manmade, provides a large water body in the area for recreation (to residents of Lake Wildwood and their guests), but also habitat value for migratory birds and other aquatic species.

Penn Valley maintains the rural values that were established by its rich agricultural and ranching history that is still evident in the community today. Penn Valley is home to some of the larger farms and ranches in the County and that heritage remains important to the residents of Penn Valley. Some of the most fertile agricultural lands in Nevada County exist around Penn Valley, as evident by the USDA Important Farmlands Mapping program which maps significant areas of Farmlands of Local Importance both within and just outside of the Penn Valley Area Plan Boundaries and the region is home to some of the few areas of the County that are mapped as Prime, Unique and Farmlands of Statewide Importance. Other areas in the region that are not mapped as Farmlands, Urban Built Up or Other Lands are designated as Grazing Lands on the Important Farmlands Map, which reflect the agricultural and ranching history and help support the communities desire to remain rural in the future.

Many other areas and features within proximity to the Penn Valley Area Plan Boundaries also form
the natural, cultural and historical character of the region. Areas like Pilot Peak and the Spenceville Wildlife Area to the south, Horton Ridge to the west and many unnamed hills and ridge lines provide a natural backdrop. Rough and Ready, Indian Springs, Bridgeport, French Corral and Bitney Springs amongst other smaller enclaves, historical farmhouses, barns and ranches, irrigation canals and remanences of hand stacked walls help build the cultural and historical identity of the region. The introduction setting provides a more detailed depiction of the history of Penn Valley. Other historical accounts from longtime residences can also be found on the Penn Valley Chamber of Commerce’s website. Penn Valley’s natural and historic landmarks are valuable features of the area’s past and should be preserved and promoted. Informational signage for historical and cultural resources is encouraged.

**Existing Historic, Cultural and Natural Resources**

The following highlights some of the more well know historic, cultural and natural resources in the Penn Valley Region and is not meant to be an all-inclusive list of these resources.

### Natural Resources

#### Streams, Ponds, Riparian Areas and Wetlands

Penn Valley is home to many streams and tributaries, ponds, wetlands and riparian areas that provide excellent habitat for several plant and animals specifies as well as contributes to the natural bucolic setting that has led to residents to plant their roots in Penn Valley.

#### Oak Woodlands/Native Grasslands

One of the true treasures of the Penn Valley Region is the vast areas of open grasslands and fields that support a uniquely Californian landscape filled with heritage oaks and oak woodlands.

#### Agricultural Heritage/Important Farmlands

Penn Valley has a long history as a hard-working ranching and farming community going back to its origin’s as a stagecoach stop between Sacramento and the gold fields of the foothills. Today, Penn Valley is home to many of the larger ranches and farms in Nevada County and hosts some of the most robust important farmlands found in the County.

### Historic/Cultural Resources and Landmarks

#### Native Americans

Native Americans left evidence of their habitation in the form of townsites, kitchen mittens, and lithic scatter. The territory was occupied by the Hill Nisenan, Native American peoples who are also referred to as “Southern Maidu”.

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*Draft Penn Valley Area Plan (PVMAC 4.16.20) | Chapter 6: Historic, Cultural and Natural Resources Page 6-2*
**Farming/Ranching**

Penn Valley has long been a farming and ranching community. Early settlers to the area found the rolling hills full of grasslands as an inviting area to raise cattle, horses and food and fiber and ultimately their families.

**Rodeo Grounds**

While there are many historic farmhouses and amenities in Penn Valley, none are more iconic and provide the sense of pride and community as the Penn Valley Rodeo, which has long been a place where the community gathers and become family.

**Buttermaker’s Cottage**

Located in Western Gateway Park is Buttermaker’s Cottage, which as the home to one of the first agricultural co-op facilities in Penn Valley. It represents the community collaboration that has long been weaved into the fabric that is Penn Valley.

**Bridgeport/South Yuba State Park**

While not within the Penn Valley Area Plan Boundaries, the Bridgeport Covered Bridge and South Yuba State Park is one of the more recognizable historic amenities in the area. In the 1860’s the Bridgeport covered bridge was constantly a bustle day and night, with passenger and commercial traffic beating a path to the silver mines of Virginia City via the Henness Pass. Today at 229 feet, the bridge is the longest single-span wooden covered bridge still in existence in the United States. As a result of grass roots efforts of the Community, this bridge is in the process of being rebuilt to its historic form, to be enjoyed and appreciated by generations to come.

**Historic, Cultural and Natural Resources Goals & Policies**

The County’s General Plan and Zoning Regulations provide a platform for the protection of the County’s treasured historic, cultural and natural resources. The County’s Comprehensive Site Development and Resource Standards further refine the General Plan and act as the vehicle for implementing the General Plan. The Goals and Policies provided below are intended to enhance the General Plan Goals and Policies providing specific guidance for future development focused on what is important to the community of Penn Valley.

**COMMUNITY HISTORIC, CULTURAL AND NATURAL RESOURCES VISION**

The Penn Valley community values their natural resources and celebrates their cultural and historical assets that define the community character.

**GOAL RP-1: PROTECT PENN VALLEY’S NATURAL RESOURCES**

*Policy PR-1.1: Natural Drainage Patterns & Wetlands*
Project development should not change natural drainage patterns nor reduce the area of wetlands.

**Policy PR-1.2: Preserving Natural Landscapes**
Development should be sited in a manner that preserves significant views, vegetation and surrounding natural landscapes.

**Policy PR-1.3: Riparian Corridors**
Riparian corridors shall be maintained in their natural state as much as possible to protect their natural resource values including watershed and floodplain functions and as a wildlife habitat corridor.

**Policy PR-1.4: Biological Resources – Squirrel Creek**
Avoid development impacts to Squirrel Creek and its floodplain where landmark oak groves of valley oak riparian forest create a sensitive natural community.

**Policy PR-1.5: Biological Resources – Hardwood Tree Groves and Landmark Oak Trees**
Avoid, minimize or compensate the loss of Hardwood Tree Groves containing a minimum or greater than 33% canopy and landmark oak trees of 36”dbh or greater as a result of development within the area plan.

**Policy PR-1.6: Water Quality**
Develop Best Management Practices program for stormwater runoff from public and private properties in the Area Plan.

**GOAL RP-2: PROTECT PENN VALLEY’S SIGNIFICANT CULTURAL & HISTORICAL RESOURCES TO THE MAXIMUM EXTENT POSSIBLE**

**Policy RP-2.1: Cultural Resources**
Emphasize protection and stabilization of existing cultural resource sites and features or removal.

**Policy RP-2.2: Historical Resources**
Encourage retention, integration and adaptive reuse of significant historical resources.

**Policy RP-2.3: Historic Landmarks**
Encourage the listing of historical sites or structures on the Nevada County, State Register of Historic Landmarks, and /or National Register of Historic Landmarks.

**Policy RP-2.4: Places of Interest**
Encourage informational signage in the Penn Valley Area for educational purposes regarding specific cultural and historical places of interest.

**Historical, Cultural and Natural Resource Strategies**

The following actions or improvements are necessary to implement the goals and policies listed above.
1. Identify areas for wildlife observation and nature appreciation with supporting improvements such as viewing platforms and trails.

2. Support community grass roots efforts to preserve, protect and enhance the historic and cultural amenities of the Penn Valley Region for the enjoyment of future generations.
Placeholder for Chapter 7. Implementation (in progress)