Penn Valley Municipal Advisory Council (PVMAC)

PUBLIC NOTICE – MEETING AGENDA

Notice is now given that a regular meeting of the PVMAC of members has been called and will be held on Thursday, June 20, 2019 at 6:00 p.m. in the Buttermaker’s Cottage, located at 18560 Penn Valley Drive, Penn Valley, CA.

Members:

Michael Mastrodonato, Member & Chair
Gordon Beatie, Member & Vice Chair
Michael Sullivan, Member
Stephanie Stevens, Member
Bob Winters, Member
Rick Nolle, Member
Doug Moon, Member
Nancy Peirce, Member
Vacant, 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 Agenda and Order of Business Action
   b. Approval of Minutes from March 21, 2019 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. The PVMAC invites comments from the agenda items after discussion by the PVMAC Members. Speakers will be limited to three (3) minutes, unless extended by the PVMAC Chair. The PVMAC Chair reserves the right to further limit or exclude repetitious or irrelevant presentations. If written material is included, 20 copies of all information to be distributed to PVMAC members should be given to the Secretary prior to the meeting. Action will not be taken at this meeting on citizen comments. The PVMAC, however, after hearing from interested citizens, may place items under new business on a future agenda so proper notice may be given to all interested parties. If no one wishes to comment, the next scheduled agenda item will be considered.

4. Initial Distribution/Project Description of Pilot Peak Brewery: An application requesting a Conditional Use Permit to convert an existing building into a restaurant and brewery at 17786 Penn Valley Drive (APN 051-120-019); PLN19-0107; CUP19-0011 Action

5. Penn Valley MAC Membership Renewal Application/Recruitment Update
6. Penn Valley Area Plan Update Information/Discussion

7. Items for the good of the Order Information/Discussion

8. Next PVMAC MEETING **July 18, 2019 at 6:00 p.m.** at the Buttermaker’s Cottage, located at 18560 Penn Valley Drive, Penn Valley, CA.

9. 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. This meeting will conform to the Open Meeting Act. Agenda discussions and report items are subject to action being taken on them during the meeting by the PVMAC at its discretion. The PVMAC provides the public the opportunity at meetings to address each agenda item during the PVMAC’s discussion or consideration of the item. Total time allocated for public comment on particular issues is limited. The meeting is accessible to the physically disabled. 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 Mike Mastrodonato, Chair of the PVMAC at (530) 265-1480.*

**AFFIDAVIT OF POSTING**

Meeting Notice/Agenda of the PVMAC regular meeting, scheduled for June 20, 2019, was posted per Open Meeting Law requirements at the following locations:

Eric W. Rood Administrative Center, 950 Maidu Avenue, Nevada City CA
Buttermaker’s Cottage, located at 18560 Penn Valley Drive, Penn Valley, CA.
Penn Valley True Value located at 17387 Penn Valley Drive, Penn Valley CA

**AGENDA POSTED:** Monday June 17, 2019
Penn Valley Municipal Advisory Council (PVMAC)

MEETING MINUTES March 21, 2019

A regular meeting of the MAC was held on Thursday March 21, 2019 at 6:00 p.m. in the Buttermaker’s Cottage, located at 18560 Penn Valley Drive, Penn Valley, CA.

Members:

Michael Mastrodonato, Member & Chair
Gordon Beatie, Member & Vice Chair
Michael Sullivan, Member
Stephanie Stevens, Member
Bob Winters, Member
Rick Nolle, Member
Doug Moon, Member
Andrew Burton, Member
Nancy Peirce, Member

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

Meeting Called to Order at 6:00 pm

Absent: Andres Burton

Present: Michael Mastrodonato, Gordon Beatie, Michael Sullivan, Stephanie Stevens, Bob Winters, Rick Nolle, Doug Moon, Nancy Peirce

Pledge of Allegiance led by Michael Sullivan

2. Consent Agenda (Single Motion Needed)

   a. Approval of Agenda and Order of Business
   
   b. Approval of Minutes from February 21, 2019

Motion to approve the consent agenda by Rick Nolle, Second by Gordon Beatie. All Aye.

3. Public Comment

No public comment.

4. 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)

Discussion regarding the need for Bob Winters to recuse himself from the item as an immediate neighbor of the property, No recusal.

Discussion regarding the need for Nancy Peirce to recuse herself from the item as a member of the Western Gateway Regional Recreation and Park District. No recusal.
Andrew Cassano, Nevada City Engineering presented an overview of the project on behalf of the Penn Valley Community Church. Members of the Church were also present.

Questions from the PVMAC were asked and answered regarding asbestos on the property, ingress and egress at the Lake Wildwood Gate, other possible egress from the school, two approved ingress/egress locations from the site.

Further discussion was held regarding the intended use of the property, vandalism, use of the property for public benefit, property maintenance work and costs, leasing space to other organizations, the upkeep of buildings, grounds and ball fields, support for use as a community center, conditions of use, possible zoning designations, use permit requirements, ingress/egress, locations of tenants, value to the community, possible effects on the character of the neighborhood with zoning changes, the attempted purchase of the property by the Western Gateway Regional Recreation and Park District, cost of operations, cost of utilities, need for repairs to existing structures, value of a re-zone, ability to sell after re-zoning, traffic and noise.

Zoning will stay with the property in the future, Other zoning designations discussed include RA, Residential. Discussion regarding Use Permit and Conditional Use Permit with Zoning Designations other than OP.

Public Comment from Bobbie Goff. Discussion regarding the OP Zoning designation. The County may allow other Zoning designations. The designation was an item discussed between the County and the Applicant. Public comment closed.

Discussion regarding the need for the Zoning designation to meet the needs now and in the future. Discussion regarding whether Use Permit requirements would also apply to tenants on the property.

Motion by Stephanie Stevens, second by Doug Moon for the PVMAC to submit a letter to the County to include: encouraging the project, requesting that other zoning options be considered, considering a Use Permit to meet the needs of the Church. All Aye

5. Update on PLN18-0023 (APN 051-110-004); CUP18-0009; MGT18-0018 & -0019; AAM18-0002; EIS18-0012; Applicant Maradalyne Caldwell

Jeffrey Thorsby, Senior Administrative Analyst for the Board of Supervisors, provided an updated from the Planning Commission meeting. The application was approved with 3 modifications which include no use of subwoofers, limit of one event per day and a requirement for an annual report to the County on the number of events held.

An appeal was received by the Clerk of the Board and will be scheduled at a meeting of the Board of Supervisors.

6. Report Out from Supervisor Sue Hoek

Supervisor Hoek thanked the PVMAC members for their time and service. She provided an update on the condition of several local roads including Penn Valley Drive and Spenceville Road. She noted that burn piles have caused fires recently, even after the wet weather we have had. Fire is a danger year-round. She provided information regarding huge water flows this year due to wet weather that will continue in future years. River Safety is a priority. She announced welcome increases to Ranger staffing at both the State Parks and BLM in Nevada County. The Yuba River Safety Cohort continues to meet monthly.

7. Communication/Marketing Subcommittee
The need to post the agenda in more places online was discussed. The subcommittee is working with Taylor Wolfe at the County Executive Office to get the PVMAC Agenda posted on mynevadacounty.com so the link can be shared. The subcommittee is working with Lake Wildwood regarding posting or a possible new message board.

8. Items for the good of the Order

Form 700s are now due to be filed. Please contact the office of the Clerk of the Board if you have any questions.

Jeffrey Thorsby to research and provide information regarding Ethics Training, Brown Act Training and specifics regarding need for recusal at the next meeting.

Western Gateway Park has several upcoming events: Easter Egg Hunt, Daffodil Run and a Civil War Re-enactment. Supervisor Hoek can contact Transit Services regarding a Free Fare Day on local busses for large events.

9. Next PVMAC MEETING April 18, 2019 at 6:00 p.m. at the Buttermaker’s Cottage, located at 18560 Penn Valley Drive, Penn Valley, CA.

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

   Motion to adjourn by Bob Winters, second by Mike Sullivan. All Aye. Adjourned 7:30 p.m.
DATE: June 11, 2019

TO: Building FREED
    Public Works – Engineering Bear Yuba Land Trust
    Public Works – Sanitation Alta Sierra Property Owners Assoc.
    Public Works – Transit Sierra Nevada Group/Sierra Club
    Environmental Health Federation of Neighborhoods
    LAFco Tsi Akim Maidu
    CEO United Auburn Indian Community
    COB – Jeff Thorsby Penn Valley Chamber of Commerce
    COB – Barbara Price Penn Valley MAC
    Penn Valley Fire Penn Valley Community Foundation
    Nevada Irrigation District Friends of Nevada City
    Nevada County Economic Resource Council General Plan Defense Fund
    Caltrans – Highways Commissioner Johansen, District IV
    Caltrans – Aeronautics Supervisor Hoek, District IV
    Fire Protection Planner Principal Planner, Tyler Barrington
    Native American Heritage Commission

This project is being distributed to you for your review and comment. Your comments and/or conditions must be received in writing no later than June 28, 2019. In addition to sending a signed copy, please e-mail a digital copy, to the Project Planner listed below. If you need additional information to complete your review, please contact the Project Planner before the comment deadline.

PROJECT: An application to the Planning Commission requesting a Conditional Use Permit to convert an existing building into a restaurant and brewery. An existing warehouse would remain, several storage structures would be removed. A grain silo would be added to the south east side of the property, and a patio with an overhead trellis would be added to provide outdoor seating at the front of the building. The project includes 71 standard parking spaces, 9 handicap accessible spaces, new landscaping, and lighting.

APPLICANT: Mike Colomb & Vanessa Marquez

OWNER: Vanessa Marquez

REPR: Andrew Cassano, Nevada City Engineering

APN: 051-120-019

FILE NO: PLN19-0107; CUP19-0011

LOCATION: 17786 Penn Valley Drive, directly across from Daffodil Court, between downtown Penn Valley and Western Gateway Park.
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<th>CC</th>
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<td>16a</td>
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<td>Parcel Size:</td>
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<td>Sup. Dist.:</td>
<td>Susan Hoek, District IV</td>
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<td>06/05/2019</td>
<td>Prev. File #(s):</td>
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**PROJECT PLANNER:** Janeane Martin, Associate Planner  
(530) 265-1610 · Email: Janeane.martin@co.nevada.ca.us
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SOUTH ELEVATION

WEST ELEVATION

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NOTE: A WATER EFFICIENT IRRIGATION PLAN WILL BE DESIGNED WHEN PRELIMINARY APPROVAL IS RECEIVED.