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 September 19, 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
Bob Winters, Member
Rick Nolle, Member
Doug Moon, Member
Nancy Peirce, Member
Vacant, Member
Vacant, 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 July 18, 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. Creekside Crossing Project Presentation by Roger Morgan  
   Information/Discussion

5. An application to the Zoning Administrator for an Amendment to a Use Permit for the change of use from a gym to a coffee shop.  
   Information/Discussion
6. Penn Valley MAC Membership Recruitment  

7. Items for the good of the Order

8. Next PVMAC MEETING October 17, 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 September 19, 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  
Penn Valley Shopping Center located at 17464 Penn Valley Drive, Penn Valley CA

AGENDA POSTED: Monday September 16, 2019
Penn Valley Municipal Advisory Council (PVMAC)

MEETING MINUTES July 18, 2019

Members Present:
Michael Mastrodonato, Member & Chair
Gordon Beattie, Member & Vice Chair
Bob Winters, Member
Rick Nolle, Member

Members Absent:
Michael Sullivan, Member
Doug Moon, Member
Nancy Peirce, Member

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

2. Consent Agenda
   a. Approval of Agenda and Order of Business
   b. Approval of Minutes from June 20, 2019 as corrected

Motion and Second to approve Consent Agenda, All Aye.

3. Public Comment
   Questions and discussion regarding the opening date of the Dollar General Store.
   Sharon Lewis spoke regarding the posting of agendas and public notice of action
   Lindy Beattie spoke on behalf of the Rotary regarding an event at the Western Gateway
   Park and provided flyers.
   Gladys Martines spoke regarding notifications from the County for upcoming projects
   There is now a fourth location for posting the PVMAC Agendas located at the Shopping
   Center. Agendas are posted 72 prior to the meeting.

4. Penn Valley Incorporation – Presentation by Gladys Martines
   At the request of the presenter the item will be rescheduled for the September 19, 2019 meeting.

5. An Application for an Administrative Development Permit for a Certified Farmers Market
   Farm Stand located at an existing permitted commercial nursery and a gift shop site
   located at 10493 Spenceville Road, Penn Valley (PLN19-0116; MIS19-0007)
   County staff provided an update on the project at the Wildflower Nursery. The application
   has been revised for a Farm Stand. A Farm Stand includes a maximum of 10 vendors. The
   size is 1000sf. The Agriculture Commission supports the project.
   The Business Owner and Applicant were invited but could not attend the meeting. The
   Chair shared points of discussion held with the Business Owner
Discussion ensued. The grower’s market in Penn Valley was not held this season, would like to encourage Penn Valley growers to supply the Farm Stand, Farm Stand is a welcome addition to the Community, no public objection to the project.

Motion and Second to send a letter of support to include language that Penn Valley growers should be encouraged to supply the Farm Stand. All Aye.

6. Citizens Academy
Staff presented the Citizens Academy, the application is due July 19, 2019, and can be obtained at www.mynevadacounty.com. There are 20 spots available for the 10-week Academy which is offered yearly. MAC members and public are encouraged to apply. Members who have attended before spoke to the value of attending the Academy and many County locations that are included.

7. Penn Valley MAC Membership Renewal Application/Recruitment
The MAC currently has 2 vacant positions. Interviews are being scheduled. The appointment is for a 2-year term.

8. Penn Valley Area Plan Update
The next meetings are scheduled for August 29 and October 30, 2019. Please share the dates to get the word out and encourage attendance. MAC members are encouraged to attend.

9. Items for the good of the Order
PG&E is holding a public meeting at the Foothill Event Center regarding power outages. All are encouraged to attend. The CPUC provides guidance for protocol in planned outages. Coordination with County OES is required. Discussion regarding notification system and Code Red ensued.
There is a Library Box at the Western Gateway Park.

10. Next MAC MEETING September 19, 2019, 6:00 p.m. at the Buttermaker’s Cottage, located at 18560 Penn Valley Drive, Penn Valley, CA. The May meeting will be cancelled because of attendance issues. The Chair will provide notice.

11. Motion and second to adjourn. Meeting adjourned 6:50 pm
The conceptual plan presented herein will be submitted to the Planning process, but it does show a rough layout with commercial facilities on the ground. The concept will make fun Valley something special, a tourist attraction and offer numerous amenities for the enjoyment of fun Valley residents. The European village would make fun Valley a destination for tourists and create a destination for weekenders who could become the village core.

Our property is located at the junction of County Line Road and Country Club Drive. The proposed project is for our 5 acres plus the 5 acre sewage pond area after it is decommissioned and remediated. The original intent in buying the property was to build an affordable housing community with roughly 90 homes. However, after the project is completed, the property will become part of the Village Core. It is currently 5 acres zoned for residential development. The project is being decommissioned. The property is located at the intersection of the three major roads: County Line Road, Country Club Drive, and Country Road.

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**Property Summary**

Pen Valley, California 95946

CREEK SIDE CROSSING

1299 Aiken Rd, Lincoln, CA 95648
444.269 9311 (C) 916 700 5200

STEELHEART INTERNATIONAL FOUNDATION

WWW.STEELHEARTI.COM
floor, two or three floors of condominiums or apartments above, with what could be an extraordinary facility where the sewage ponds are currently located to serve as a commercial and civic center. A boutique hotel has also been included in the northwest sector. Trails will be included for pedestrians, electric carts, bikes and to the extent possible, for horses. The trails will connect Clover Road to the east to and through the development and across the bridge to the Post Office and Dollar General Store. Trails could connect to the Western Gateway Park subject to an easement with the property owner. The development as perceived would fulfill the following established Land Use Goals and Policies:

- Develop a year-round, sustainable economy that will foster local business.
- Create community gathering Places for art shows, food and beverage tasting events, seasonal markets et al.
- Provide Unique Lodging, retail, restaurants, cafes, agricultural support businesses and professional offices.
- Provide Live-Work opportunities in the Village Core with a diversity of jobs and economic opportunities.
- Creates a unique village core to support lighting, sidewalks, streetscapes, parking and gathering places.
- Carefully protects natural resources, especially Heritage Oaks.
- Provides 90 to 150 affordable, high quality housing opportunities for diverse demographics of age and income.
- Locates quality mixed use, commercial/residential, development within the Village Core Community.
- Creates an enormous number of jobs and economic opportunities and stimulate the local economy.

Developmental issues  Considerable studies have been performed by the previous owner who aspired to create a housing development on the property for 90 to 130 units. So while the proposed development is different, we already know a lot about the property. There are wetland issues on part of it that flood when creek is up. There are Heritage Oaks that will be preserved. Environmental studies need to be updated and measures taken to deal with the hydrological issues. The property must be rezoned and a Master Plan presented and approved by the County. But according to land planners and engineers that have dealt with this property for over a decade, there are no known issues that cannot be resolved, or that would preclude doing this development.

Financing The Project  There are USDA and State programs that could provide initial funding for infrastructure, assuming the community and county are supportive of the project. In some cases the County would have to be the applicant, and/or join in a private/public partnership. The full buildout will obviously require a major developer and source of capital. Once the project is defined and approved, I believe it will be attractive to many. Hopefully we can preserve the opportunity for local contractors and suppliers to participate. To be clear, Steelheart International Foundation (501c3) does not have the financial resources to do the project, albeit we do have interest from off-shore investors. Our primary role will be to manage the design, planning and entitlement phase and take the project to Tentative Map, while seeking one or more interested parties to take the project to fruition.
A TASTE OF THE OLD WORLD
with PENN VALLEY CHARM
Basis for a Master Plan
Creekside Crossing Conceptual Plan Provides A...
Creekside Crossing Community Center

The sewage ponds are being decommissioned, and provide a unique opportunity to build a community and commercial center. The ponds are roughly 360' in diameter. If a lower level is a parking garage for residents, business owners and guests, it will enable a unique, pedestrian oriented community. Residents can use golf carts and or small shuttle busses. Two, three and even four upper floors can house cafes, retail shops, a farmers' market, fitness center, spa, conference center, lodging and meeting hall that could serve as a church on Sunday as well.
JOB CREATION/ECONOMIC BENEFITS

PENN VALLEY COMMERCIAL, CIVIC AND TOURIST CENTER IN A LIVE/WORK COMPLEX WILL CREATE HUNDREDS OF JOBS AND SPUR THE LOCAL ECONOMY

Construction/Training Center
Endless Retail Opportunities
Civic Center For Meetings/Concerts
Hotel/Hospitality/Spa
Health Services/Fitness Center
Model Farm/Hydroponic Training Center
Cafes/Restaurants/Wine Tasting
Transportation - Pool Vehicles
DATE: September 11, 2019

TO: Building
   Public Works – Engineering
   Public Works – Sanitation
   Environmental Health
   CEO
   COB – Jeff Thorsby
   COB – Barbara Price
   Penn Valley Fire

Nevada Irrigation District
Fire Protection Planner
Bear Yuba Land Trust
Penn Valley Chamber of Commerce
Penn Valley MAC
Commissioner Johansen, District IV
Supervisor Hoek, District IV
Principal Planner, Tyler Barrington

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 October 3, 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 Zoning Administrator for an Amendment to a Use Permit for the change of use from a gym to a coffee shop.

APPLICANT: Stephanie Delmore

OWNER: David Nelson

REPR: N/A

APN: 050-320-040

FILE NO: PLN19-0150; AAP19-0003

LOCATION: 11412 Pleasant Valley Drive approximately 0.1 miles north from the intersection of Lake Wildwood Drive.

General Plan: NC – Neighborhood Comm.
Region: Lake Wildwood Comm. Region
Zoning: C1
Flood Map: 0625 Zone: X
ZDM #: 15
Parcel Size: 1.42 acres
Farmland: Urban and Built Up Land
Prev. File #(#): U03-010; DP02-003

Water: Public
Sewage: Lake Wildwood
Fire: Penn Valley
Schools: Penn Valley Union
Recreation: Western Gateway
Sup. Dist.: Sue Hoek, District IV
Date Filed: 09/09/19

PROJECT PLANNER: Amanda Nolan, Assistant Planner
(530) 265-1257 • Email: Amanda.nolan@co.nevada.ca.us