



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

Notice is now given that a regular meeting of the PVMAC members has been called and will be held on **February 20, 2020 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  
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 Agenda and Order of Business Action
  - b. Approval of Minutes from November 21, 2019 Action
  - c. Approval of Meeting Calendar for 2020 Action
3. Selection of Chair and Vice Chair for 2020 Action
4. 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.*

5. Board of Supervisors Priorities for 2020 (Jeffrey Thorsby) *Informational*
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
  - b. Conditional Use Permit to convert an existing building into a restaurant and brewery at 17786 Penn Valley Drive
  - c. Amendment to a Use Permit for the change of use from a gym to a coffee shop
7. PVMAC Marketing and Communications Subcommittee *Discussion/Action*  
Members: Michael Mastrodonato, Teresa Dietrich, Rick Nolle  
Schedule Subcommittee Meeting
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
10. 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 the Chair of the PVMAC at (530) 265-1480.

### **AFFIDAVIT OF POSTING**

Meeting Notice/Agenda of the PVMAC regular meeting, scheduled for February 20, 2020, 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: Friday February 14, 2020



## Penn Valley Municipal Advisory Council (PVMAC)

**MEETING MINUTES November 21, 2019**

### Members Present:

Michael Mastrodonato, Member & Chair  
 Gordon Beatie, Member & Vice Chair  
 Teresa Dietrich, Member  
 Ryan Everson, Member  
 Douglas Moon, Member  
 Rick Nolle, Member  
 Bob Winters, Member

### Members Absent:

Nancy Peirce, Member  
 Rob Tribble, Member

1. Meeting called to order at 6:04 pm, Roll Call taken, Pledge of Allegiance held.
2. Consent Agenda
  - a. Approval of Agenda and Order of Business
  - b. Approval of Minutes from October 17, 2019

Motion and second to approve the consent agenda, minutes as amended to correct the spelling of Martinez to Martines, Item #4 to read "regarding the Java Hut Project", Item #6 correcting the name Wall to Colomb. All aye.

3. Public Comment
 

The Chair acknowledged the birthday of Gladys Martines, in attendance at the meeting.
4. Regional Housing Authority of Sutter and Nevada Counties – Presentation on Senior Housing Lone Oak Project (Executive Director Gustavo Becerra)

Presentation by Gus Becerra regarding the Regional Housing Authority and the Lone Oak Senior Apartments Project ("Project"). The Regional Housing Authority ("RHA") now serves Sutter, Nevada, Colusa and Yuba Counties and has changed its name to remove the County names.

Executive Director Becerra explained the process of financing and designing the project. The RHA has been working on the project for several years and expects to break ground in the spring of 2020. Plans will be submitted to the County before the end of 2019.

The Project footprint is just less than 2 acres and includes 31 total apartments, 1 unit is for an onsite manager. It also includes a community room with a kitchen, exercise room, community garden, dog park and open space. The project will serve low income senior citizens who are age 62 or older and earn less than 60% of the median income. Rent projections are roughly 30% of the qualifying applicant's income. The RHA has already been receiving calls from people interested in renting apartments.

Executive Director Becerra answered questions and discussion ensued regarding accessibility and elevators, rental costs, ownership, tenants and occupancy, location, sidewalks, interior access, solar and parking.

Executive Director Becerra explained that the total cost of the project is approximately \$10.6 million, which includes approximately \$6.9 million in hard construction costs. The RHA works with local associations including the Nevada County Contractors Association and maintains a database of local contractors and trades. If subcontractors want to be added to the database, they can contact Senior Management Analyst, Jeffrey Thorsby at (530) 265-1480. They will be notified when the project is ready to bid.

5. An application for the Zoning Administrator for an Amendment to a Use Permit for the change of use from a gym to a coffee shop at 11412 Pleasant Valley Drive (PLN19-0150; AAP19-0003)

Jeffrey Thorsby, Senior Management Analyst, provided an update from the County regarding the project. The Planning and Public Works Departments have reviewed the project and made modifications to the project requirements as allowed. Rather than a Traffic Study, a Traffic Memorandum will be required.

Discussion regarding the planning and development process, ease of service, express service, kiosk service, preapplication review and programs to educate the public on the process ensued.

6. PG&E Public Safety Power Shutoffs Update (Jeffrey Thorsby)

A joint letter to the California Public Utility Commission (“CPUC”) was sent from the County, City of Grass Valley and City of Nevada City on November 5, 2019. The letter outlined concerns regarding the Public Safety Power Shutoffs occurring and the impacts to the community, including businesses and individuals. There have been huge economic impacts to the community. Better information and communication are needed.

The Chair noted that the County is doing a great job disseminating information through social media and its website. The County is sharing information regarding the impacts with the California State Association of Counties. The County is engaged in the discussion regarding provision of utility services and staff will obtain a schedule of local meetings for PVMAC members.

7. Penn Valley Area MAC Marketing and Communications Subcommittee

Discussion ensued regarding the subcommittee and membership. New members of the subcommittee will be Michael Mastrodonato, Teresa Dietrich and Rick Nolle.

8. Next MAC MEETING will be December 19, 2019 at 6:00 p.m. at the Buttermaker’s Cottage, located at 18560 Penn Valley Drive, Penn Valley, CA. The meeting will be cancelled if no urgent business is presented. The Chair will provide notice.

9. Items for the Good of the Order

Bob Winters raised discussion regarding news coverage of the road closure on Penn Valley Road a few weeks ago. Coverage was mostly electronic and live news feeds, not in the paper news coverage.

Announcements of the Cowboy Christmas and Small Business Saturday events upcoming.

10. Meeting was adjourned at 7:15 pm.



# 2020 PENN VALLEY AREA MUNICIPAL ADVISORY COUNCIL CALENDAR

Regular Meetings are scheduled for the 3RD THURSDAY OF EACH MONTH  
(Red indicates meeting dates) (Green indicates County holidays)

JANUARY						
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COUNTY OF NEVADA  
STATE OF CALIFORNIA  
BOARD OF SUPERVISORS



5  
Chair Heidi Hall, 1<sup>st</sup> District  
Edward C. Scofield, 2<sup>nd</sup> District  
Vice-Chair Dan Miller, 3<sup>rd</sup> District  
Susan Hoek, 4<sup>th</sup> District  
Richard Anderson, 5<sup>th</sup> District

Julie Patterson Hunter, Clerk of the Board

2020 Policy Objectives:

- Maintain the County's financial stability and core services.
- Reduce the loss of life during a wildfire by improving evacuation routes and early warning systems; creating more defensible space around private properties and driveways, building a network of maintained fuel breaks, engaging residents in emergency preparedness and fire-safe stewardship, and enhancing critical infrastructure.
- Provide community leadership to prepare for and minimize the impacts of Public Safety Power Shutoff (PSPS) events on residents and local businesses by providing timely and accurate public information, prioritizing and advocating for the hardening of critical public safety and telecommunications infrastructure, and assisting people with disabilities and older adults.
- Proactively support job-enhancing economic development by implementing business friendly data-driven policies, investing in broadband and infrastructure projects that enhance the quality of life for all Nevada County residents, and partner with private sector, non-profit, Grass Valley, Nevada City and Truckee leaders to collaboratively support local businesses and promote tourism.
- Coordinate with local jurisdictions, developers and other partners to facilitate development of and access to affordable and workforce housing development.
- Maintain and continue to improve the cannabis permitting and enforcement program to promote permitted cannabis activities while investigating options for additional supply chain license types and a compassionate use program.
- In partnership with community providers and other jurisdictions, utilize housing first and continue efforts to prevent homelessness, provide emergency shelter, expand supportive services, secure housing, and enhance coordination to address the needs of the homeless population and to mitigate impacts on the community.
- Promote community resiliency by implementing policies, cost-saving programs and best practices supported by the County's Energy Action Plan.

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