



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)

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| a. Approval of Agenda and Order of Business | <i>Action</i> |
| b. Approval of Minutes from February 21, 2019 | <i>Action</i> |

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.