



Penn Valley Municipal Advisory Council (PVMAC) MEETING MINUTES May 28, 2020

Members Present:

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

Members Absent:

Rick Nolle, Member
Nancy Peirce, Member

1. Called to Order, Roll Call taken and Pledge of Allegiance held
2. Consent Agenda (Single Motion Needed)
 - a. Approved Meeting Agenda for May 28, 2020
3. Public Comment
None
4. Update on the Penn Valley Area Plan, including providing feedback to the Planning Department on Chapter 2 Land Use, Chapter 3 Economic Development, Chapter 7 Implementation and Appendix A Design Guidelines of the Penn Valley Area Plan
(Tyler Barrington, Principal Planner)

Presentation of the referenced chapters and the update provided by Tyler Barrington, Principal Planner. Chair Mastrodonato provided time to each PVMAC member and the Public for comments and questions regarding the Penn Valley Area Plan.

Topics and discussion regarding the updates included the following:

Questions regarding proposed zoning changes and future land uses. Property owners are being contacted regarding rezones and zoning options.

Suggested corrections regarding wording and typographical errors. Plan is draft. Corrections will be made to final draft for public review.

Question regarding the definition of a disadvantaged community in the State of California and those areas in Nevada County.

Discussion regarding expanding camping and recreational vehicle areas. Discussion regarding adding Recreation and Camping areas outside the plan area.

Discussion regarding the importance of travel through the area to the Bridgeport State Park and related economic development and signage. Question regarding the definition of "way finding" signage. Discussion regarding steps local agencies and businesses can take moving forward in economic development and advertising the area. Discussion regarding the lack of signage for points of interest in Nevada County and how it can be improved. The Penn Valley Area Plan discusses signage but highway signage may require an approval process at the County level. Discussion regarding sign design.

Question regarding the definition of a "town center" as used in the Area Plan. The 1995 General Plan designates several terms used in the plan and update.

Question regarding designated areas and opportunity zones and related tax incentives for development within them. There are currently no opportunity zones in Western Nevada County.

Question regarding public services required for development. The plan is created to clarify land use and provide guidelines to help facilitate future development. Comments regarding guidelines for development included in the plan and enforceability. The Planning Commission and Zoning Administrator can address guidelines through conditions of approval. Guidelines are applied on a project basis.

No formal action is required from the PVMAC at this time. Notes will be taken by the Planning Department to revise the plan for public review. Formal action can be taken at a later date during the public comment period. Paper and electronic draft copies will be available to the public.

Links were provided to attend future PVMAC meetings and receive notification when future agendas are posted. There are currently 37 subscribers to the PVMAC agenda alert.

5. Next PVMAC MEETING **June 18, 2020 6:00 p.m.** via Zoom.
6. Meeting adjourned.