



Penn Valley Municipal Advisory Council (PVMAC) MEETING MINUTES June 25, 2020

Members Present:

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

Members Absent:

Rob Tribble, Member

1. Called to Order, Roll Call taken, and Pledge of Allegiance held
Chair Mastrodonato reviewed the protocol for the presentation and discussion
2. Consent Agenda (Single Motion Needed)
 - a. Approved Meeting Agenda for June 25, 2020
3. Discussion of the Penn Valley Area Plan, including providing feedback to the Planning Department
<https://www.mynevadacounty.com/CivicAlerts.aspx?AID=3063>

Principal Planner, Tyler Barrington presented a Power Point of the 2020 Penn Valley Area Plan (PVAP). He reviewed the history of the PVAP and the reasons for drafting a new PVAP including the individual and public meetings held, the outreach to the community and the format of the PVAP. He reviewed the PVAP Guiding Principles, the Plan Organization, the Area Plan Boundaries as expanded from the previous PVAP and the Community Design Districts identified in the PVAP. He reviewed the characteristics of and goals, policies and design guidelines for each identified area. He reviewed the land use chapter goals and shared community input received. He reviewed Economic Development Goals and Implementation Guidelines included in the PVAP. He reviewed the Public Service and Infrastructure and Implementation Guidelines in the PVAP. He reviewed the Recreation and Implementation Guidelines in the PVAP. He reviewed the Historic, Cultural and Natural Resources and Implementation Guidelines in the PVAP. He reviewed the next steps for the PVAP, including public review, Planning Commission and Board of Supervisors review and approval. He requested discussion and recommendation from the PVMAC.

Chair Mastrodonato provided an opportunity for each PVMAC member to provide comments on the presentation and PVAP. Topics included the definition of an Area Plan. Principal Planner Tyler Barrington explained the purpose of the Area Plan as a guiding tool for future land use, not a Capital Improvement Plan. The document is what the community hoped it would be, thank you. Discussion regarding the open space parcels identified and the zoning and condition of those

parcels. Discussion regarding the definition of achievable housing; work force housing or low-income housing. Discussion regarding the process and quality of the PVAP and the direction it provides. Discussion regarding zoning changes for two parcels owned by the Western Gateway Park District. Discussion regarding the development of the parcel for Dollar General and the application of the design guidelines in that development and future development. Discussion regarding commercial growth access to Highway 20. Question regarding traffic studies and road expansion. The Transportation Commission is currently conducting a review of their traffic plan. Development includes payment for improvements required for traffic and transportation improvement. Discussion regarding CalTrans restrictions on Highway 20. Discussion regarding the opportunity sites and how that designation effects the parcel. Discussion regarding the zoning changes and effects on requests for variance on a parcel. Discussion regarding the bike path and the definition of non-motorized. Future development will include community discussion and needs. How are existing traffic bottlenecks addressed in the PVAP? Is this addressed in future development fees? The Nevada County Transportation Commission and the Department of Public Works make improvements to traffic flow problems utilizing Traffic Mitigation Fees.

Chair Mastrodonato provided an opportunity for each member of the public to provide comments or ask questions. Discussion regarding development near Western Gateway Park. This area is identified for future development. Discussion regarding the Creekside Crossing development and the Village Core. Discussion regarding the process and outreach to the community and the avenue, timing and breadth of public notices. Discussion regarding traffic impact and existing bottlenecks. Discussion regarding traffic impacts from increased tourism and improved pathways from other developed areas. Discussion regarding emergency access and evacuation routes. Discussion regarding maintaining the rural quality of the area in future development. Discussion in support of connecting Lake Wildwood with non-motorized and equestrian path. Discussion regarding development to connect the agricultural industry to the greater community. Support for connection to the greater Nevada County community. Discussion regarding the impacts of Coronavirus and COVID-19. Discussion regarding support for infrastructure development. Discussion regarding Clean Agriculture. Discussion regarding the process for identification and development of low-income housing.

Chair Mastrodonato provided Supervisor Sue Hoek an opportunity to comment. She thanked everyone for attending the meeting and contacting her and the Planning Department. She asked for community members to contact the County with any ideas to improve communication to the community. She thanked the PVMAC members for reviewing the PVAP. She thanked Tyler Barrington for producing such a high-quality document that reflects the desires of the community. She encouraged participants to let their friends know they can attend PVMAC meetings and get information from the County website and county employees. There is still plenty of opportunity to provide public comment on the PVAP. Thank you to Jeffrey Thorsby former Supervisor Hank Weston for their work.

The public has an opportunity to speak regarding the PVAP at the Planning Commission meeting scheduled July 23, 2020 at 1:30 pm. Email Tyler Barrington to receive notice of that meeting. Comments in writing are due July 10, 2020. After the Planning Commission meeting there will be an opportunity to provide comments to the Board of Supervisors. It is expected to be scheduled before the Board of Supervisor in August or September.

Motion and second to send a letter to Supervisor Hoek recommending the Draft Penn Valley Area Plan as written and amended. All Aye vote by Roll Call, Rick Nolle and Rob Tribble absent.

4. Next PVMAC MEETING **July 16, 2020 6:00 p.m.** via Zoom. Chair Mastrodonato listed Agenda posting sites. Several posting locations listed in the meeting Chat. Posting sites will be increased with the next agenda. The subcommittee will work on increasing the posting sites.
5. Adjournment @ 8:30 p.m.