



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

To receive an email notice when the Agenda is posted: www.mynevadacounty.com/list.aspx
(under Agenda Center select Penn Valley Area Municipal Advisory Council)

Pursuant to Governor Gavin Newsom's Executive Order pertaining to the convening of public meetings in response to the COVID 19 pandemic, the PVMAC hereby provides notice that it will hold its regular meeting of the PVMAC members virtually per Zoom.

Date: Thursday, May 21, 2020

Time: 6:00 p.m.

Place: Join Zoom Meeting

<https://zoom.us/j/99158250380?pwd=WDhneWdGOWhpYjBTVGxZSExYVTdxdz09>

Meeting ID: 991 5825 0380, Password: 512672

Or participate by phone during the meeting at 1-669-900-6833, Meeting ID: 991 5825 0380

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 Meeting Agenda for May 21, 2020

Action

b. Approval of Minutes from April 16, 2020

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. Members of the public can provide general comments on items that are of interest to the public and are within the subject matter jurisdiction of the Board or on a particular agenda item via chat through zoom or by phone during the meeting using the information provided above. Action will not be taken at this meeting on citizen comments. The PVMAC, however, after hearing from interested citizens, may place items on a future agenda so proper notice may be given to all interested parties. This meeting is being recorded and will be made available to the public through the County's website at mynevadacounty.com.

4. Amendments being considered to the Outdoor Event Ordinance *Discussion/Action*
 1. Increase the number of allowed events from four to eight per year
 2. Modify the permit issuing agency to the Community Development Agency from the Nevada County Sheriff's Office
 3. Provide clarification of sanitation requirements for portable toilets
 4. Remove the requirements for criminal record checks, security posting and proof of insurance
 5. Clarify the appeal and violation procedures
5. Penn Valley Area Plan *Discussion/Action*

Comments on Chapter 1 Introduction, Chapter 4 Public Services and Infrastructure, Chapter 5 Recreation and Chapter 6 Historic, Cultural & Natural Resources
6. Items for the Good of the Order
Green Waste Collection
Announce COVID-19 Testing Sites in Nevada County
7. 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. Agenda discussions and report items are subject to action being taken on them during the meeting by the PVMAC at its discretion. The meeting is accessible to people with disabilities. 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 April 16, 2020, was posted per Open Meeting Law requirements at the following locations:

Eric W. Rood Administrative Center, 950 Maidu Avenue, Nevada City 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
www.mynevadacounty.com

AGENDA POSTED: Monday, May 18, 2020



Penn Valley Municipal Advisory Council (PVMAC) MEETING MINUTES April 16, 2020

Members Present:

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

Members Absent:

None

1. Meeting called to order, Roll Call taken, and Pledge of Allegiance held

2. Consent Agenda

- a. Approval of Agenda and Order of Business
 - b. Approval of Minutes from February 20, 2020
- Consent Agenda approved, all aye by Roll Call

Action
Action

3. Public Comment

None

4. COVID 19 Pandemic (Jeffrey Thorsby, Senior Analyst and Taylor Wolfe, Administrative Analyst, County Executive Office)

Update/Discussion

Taylor Wolfe provided an overview of County activities regarding COVID 19 Pandemic. County has been at 34 cases for over a week. Stay at home efforts may be having an impact. Website covidactnow.org shared with County data and projection modeling. Link will be provided to Members. The County is still open for business. County employees are helping with Disaster Service Work such as food distribution as well as County Operations. Jeffrey Thorsby provided information about an emergency relief fund established by the Board of Supervisors and other business resources in the County. Businesses have been severely impacted by the shelter in place order. County website has information about COVID 19 as well as small business resources. He highlighted programs available for business and workforce assistance. County released clarification regarding essential services and allowed recreational activities. Questions and discussion by members and public regarding COVID 19 data and projection models, economic impacts, public health and safety, data reporting to the public, active and recovered cases, hospital data reporting, availability of testing supplies, testing sites, information provided to the public, small business programs are no longer accepting applications, clarification on park closures.

5. Lone Oak Housing Project (Mike Dent, Director of Child Support Services) *Update/Discussion*
Project update provided. Construction is beginning, groundbreaking ceremony was cancelled due to COVID 19. Construction scheduled to be completed within one year.

6. Homelessness (Mike Dent, Director of Child Support Services) *Update/Discussion*
Update regarding COVID 19
Update provided regarding Homelessness in Nevada County including impacts on Housing and Social Services. Emergency Rooms (ER) impacted by COVID 19, ER patients who are homeless, funding for medically fragile people who are homeless, housing and surplus property being identified as available for homeless shelters and affordable housing, State issuing requests for proposal to develop properties, properties identified in Western Nevada County not appropriate for development, property identified in Eastern Nevada County property may be appropriate.

Questions and discussion by members and public regarding items 5 and 6 regarding communication to the public regarding property development, PVMAC can assist with communication, applicable Press Releases to be provided to the PVMAC in the future, contact information for County provided.

7. 6:45 p.m., Scheduled Item *Update/Action*
Update on the Penn Valley Area Plan, including providing feedback to the Planning Department on the draft chapters completed to date
(Tyler Barrington, Principal Planner)
Update provided. Four Chapters were provided in the agenda packet. Input can be provided by email. Plan will be released for public comment when all chapters are completed. Questions and discussion by members and public regarding due date for the plan, community meetings, role of the PVMAC in gathering community information, meeting notifications, public input opportunities, housing density, land use, notice of meetings, public services, street lights in the Village Center, design guidelines for the Village Center, scheduling a special meeting of the PVMAC regarding the Area Plan and Land Use Chapter.

Motion and Second to schedule a Special Meeting of the PVMAC date and time to be scheduled by email communication. All Aye by Roll Call Vote.

8. Update on 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) *Update/Discussion*
(Tyler Barrington, Principal Planner)
Applicant representatives present. Update provided by County, the project is complete, Public Hearing will be scheduled. Applicant provided update regarding the project. Public outreach will be conducted by the Applicant regarding the project, zoning regulations, current issues with site, conditions of approval, building use. Questions and discussion by members and public regarding the site and timeline. The project will have public comment period for CEQA and public hearing, PVMAC can provide input during those two times. Discussion regarding vandalism and need for on-site security while the site is vacant. Discussion regarding open space, recreation, possible dog park, ball fields, gymnasium, senior housing, business tenants and occupancy, zoning.

9. Next regular PVMAC MEETING **May 21, 2020 6:00 p.m.** via Zoom
Special PVMAC MEETING at a date to be determined via Zoom

10. Items for the Good of the Order

South Yuba River State Park Bridge is under construction, the project is going forward. Can view the progress from the concrete bridge.

Penn Valley Rodeo Grounds will be used by the Fire Safe Council for Green Waste Collection and Chipping in May. Dates will be provided for collection and wood chip distribution.

The Penn Valley Rodeo Association Board rescheduled the Rodeo to August 21 and 22, 2020.

Western Gateway Park will host Tasty Thursday Farmer's Market every Thursday from 9 am – 1 pm starting May 14. Twelve stalls are available, six have been filled. Farmer's Markets are essential business, parking will be available.

Board of Supervisors will be discussing the Nevada County Event Ordinance at their meeting on April 28, 2020. The number of events allowed per year may be increased.

Supervisor Hoek produces a newsletter for Lake Wildwood bi-monthly where information is shared. It is also online at mynevadacounty.com. Social Distancing is a must. The County is working hard to move forward to economic sustainability. Thank you for coming tonight.

11. Meeting adjourned



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

To receive an email notice when the Agenda is posted: www.mynevadacounty.com/list.aspx
(under Agenda Center select Penn Valley Area Municipal Advisory Council)

Pursuant to Governor Gavin Newsom's Executive Order pertaining to the convening of public meetings in response to the COVID 19 pandemic, the PVMAC hereby provides notice that it will hold its regular meeting of the PVMAC members virtually per Zoom.

Date: Thursday, July 16, 2020

Time: 6:00 p.m.

Place: Join Zoom Meeting

<https://zoom.us/j/93452480824>

Meeting ID: 934 5248 0824

Or participate by phone during the meeting at 1-669-900-6833, Meeting ID: 934 5248 0824

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 Regular Meeting Agenda for July 16, 2020 *Action*
 - b. Approval of Regular Meeting Minutes for May 21, 2020 *Action*
 - c. Approval of Meeting Special Minutes for May 28, 2020 *Action*
 - d. Approval of Meeting Special Minutes for June 25, 2020 *Action*
3. Approve Letter of Support to Supervisor Hoek regarding proposed amendments to the Outdoor Event Ordinance (Article 2 of Chapter V of the General Code) *Action*
4. Next PVMAC MEETING **August 20, 2020 6:00 p.m.** via Zoom. *Action*
5. 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. Agenda discussions and report items are subject to action being taken on them during the meeting by the PVMAC at its discretion. The meeting is accessible to people with disabilities. 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 special meeting, scheduled for June 25, 2020, was posted per Open Meeting Law requirements at the following locations:

Eric W. Rood Administrative Center, 950 Maidu Avenue, Nevada City 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
www.mynevadacounty.com

AGENDA POSTED: Monday, June 13, 2020



Penn Valley Municipal Advisory Council (PVMAC) MEETING MINUTES May 21, 2020

Members Present:

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

Members Absent:

Rob Tribble, Member

1. Meeting called to order, Roll Call taken and Pledge of Allegiance held
2. Consent Agenda
 - a. Approval of Meeting Agenda for May 21, 2020
 - b. Approval of Minutes from April 16, 2020Consent Agenda approved
3. Public Comment
None
4. Amendments being considered to the Outdoor Event Ordinance
Discussion among members regarding reduction in oversight, insurance requirements and security. Discussion regarding the increase in number of permits issued and increase in costs. Discussion regarding for profit and not for profit designations.
Members of the public: Mardie Caldwell, Heather and Shianne Frank. Comments regarding permit process and cost, number of events, insurance, security.
Motion to establish a subcommittee to provide input to Supervisor Hoek. Subcommittee formed is Doug Moon, Nancy Peirce, Ryan Everson and Teresa Dietrich.
5. Penn Valley Area Plan
Discussion regarding the Penn Valley Area Plan. It is very in-depth. Discussion regarding equestrian and bike paths.
Members of the public: Mardie Caldwell and Shianne Frank. Comments regarding community and recreation promotion.
6. Items for the Good of the Order
Jeffrey Thorsby provided information regarding COVID-19 Testing Sites and Wildfire.
Doug Moon provided information regarding the Bridgeport Bridge Project.
Information provided regarding the Park District.
Teresa Dietrich provided information regarding the Ready Springs School Graduation events.
Supervisor Hoek thanked participants for their passion and commitment to the PVMAC.
7. Meeting adjourned.



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.



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.