



# SUMMARY-WORKSHOP #2

## **Penn Valley Area Plan Update Community Workshop**

**Wednesday, January 23, 2019**

**6:00 to 8:00 pm at the Ready Springs Elementary Gymnasium, Penn Valley, CA**

### **PENN VALLEY AREA PLAN COMMUNITY WORKSHOP #2 SUMMARY AND PARTICIPANT NOTES**

The second Penn Valley Area Plan community workshop was held Wednesday evening, January 23, 2019 from 6:00 to 8:00 p.m. in the Gymnasium of the Ready Springs Elementary School in Penn Valley.

The current Penn Valley Village Area Plan was adopted in 2000. The purpose for this update is to make adjustments based on the community's current needs and prepare a plan that can realize opportunities in the future based on the following planning objectives.

1. The plan is a comprehensive land use and zoning plan for the Penn Valley commercial areas (may include industrial, business park, recreation and residential areas);
2. It serves as a tool to advance the goals and policies for the Nevada County General Plan, while benefitting the local community;
3. The Plan reflects the vision of residents, business owners, and elected officials;
4. The Plan establishes achievable action items; and
5. The Plan provides long-term guidance intended to improve the prosperity of the area in a way that supports a healthy economy, environment, and social fabric of the area residents and visitors.

Fifty (50) community members, supported by the Penn Valley Municipal Advisory Council (the MAC) and facilitated by Nevada County Staff, attended the workshop. The following is a summary of community workshop #2.

#### **Workshop #2 Objectives**

- Evaluation of Workshop #1's suggested Area Plan mapped boundary amendments and recommendation for the new Penn Valley Area Plan boundary to be presented in the draft Land Use section of the Area Plan update.
- Through a discussion about other jurisdiction's area plans and best practices, increase participants' understanding of how area plans can be used as a long range planning tool.
- Identify common thoughts on what needs to change and what needs to stay the same in Penn Valley.

#### **Agenda**

1. **Welcome** - Susan Hoek, Nevada County Supervisor District IV welcomed and thanked the participants for participating. The Penn Valley Municipal Advisory Council (MAC) members were

introduced and Susan provided a short summary of the role of the MAC and that the public is welcome to attend their monthly meetings on the third Thursday of every month at 6:00 p.m.

2. **Introduction** – Coleen Shade, Workshop Facilitator and Nevada County Planner introduced Planning Commissioner Rich Johanson and former Planning Commission Ed James along with County staff (Tyler Barrington, Matt Kelly, Taylor Wolfe and Jeff Thorsby) who will be facilitating the breakout discussions.

The group was provided with the dates for the community workshops through the current year; March 28, May 30, August 29 and October 30, 2019. Locations will be announced and the agenda for each will be posted on Nevada County’s website. In addition, participants whom provide their email addresses will be included on the Penn Valley Area Plan “News Flash” announcement system. Anytime staff posts materials to the County’s website on the Penn Valley Area Plan (Agendas, Flyers, Workshop Summaries, background reading, photos, etc.) a “News Flash” alert will go out to all on the list providing the link to the materials.

3. **Workshop Activities** - Coleen provided an overview of the three stations that each participant will be cycling through at 20 minute intervals.

The first station (participants with a “1” on their name tag ) focused on the maps that contain notes and suggested new boundary lines for the Area Plan that were identified during the first workshop. The discussion at this station began with an overview of land use designations and zoning district explanations. Participants were asked to identify which boundaries lines they agreed with, which they disagreed with and if anything was missing. In addition, the participants were asked to identify zoning needs.

The second station focused on area plan best practices and shared elements of area plans from other jurisdictions. The participants were asked to identify what they want their Penn Valley Area Plan to address.

The third station asked the participants to identify what is important to keep the same and what needs to change under the following headings:

- Land Use
- Design, Aesthetics, Character
- Historic
- Housing and Infrastructure
- Circulation and Connectivity
- Community Amenities
- Economic Development

4. **Report Out –  
Map Station**

In addition to the summary comment text below, attached at the end of the workshop summary are photo images of the four maps on which the participants provided their feedback. The

feedback received by the three groups of participants that cycled through this station has been consolidated.

#### Comments on Penn Valley Area Plan Boundary

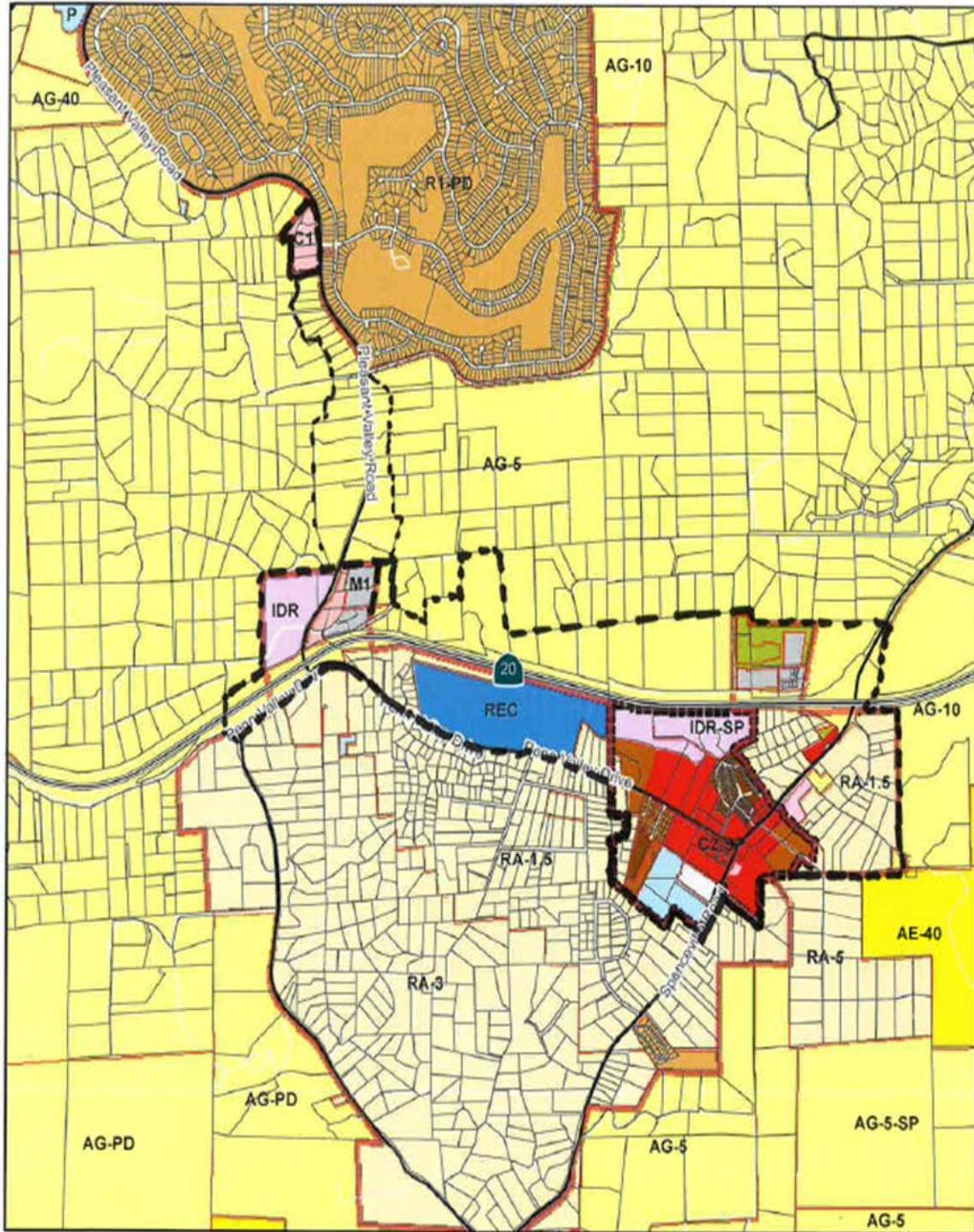
- ❖ Include all current commercial properties in the updated Area Plan Boundaries
- ❖ Rezone current IDR areas to allow for RV parks and lodging
- ❖ Rezone the area (intersection) where the Taco-Shell is to allow commercial (including lodging)
- ❖ Rezone appropriate area to allow for Community Space (meeting rooms, convention-conference space, performing arts space, private gatherings)
- ❖ Include all commercial areas on both sides of Hwy 20 and Pleasant Valley Road
- ❖ Extend Area Plan boundaries to capture Hwy 20 Corridor
- ❖ Identify enough M1 (light industrial) to support green waste processing
- ❖ Upzone Pleasant Valley Corridor (it has water and sewer)
- ❖ Expand Lake Wildwood Commercial Area
- ❖ Provide a small expansion of the Industrial Area off of Cattlemans to the west
- ❖ Expand Industrial Area off of Cattlemans to the east to Rough and Ready Hwy
- ❖ Insure Rodeo Ground uses are sustained and have enough area to accommodate additional events
- ❖ Allow no retail in IDR off of Pleasant Valley Road
- ❖ Rezone IDR off of Pleasant Valley Road to allow retail
- ❖ Include Wildwood Center in Area Plan Boundaries

#### Connectivity

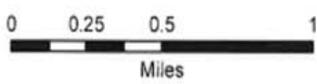
- ❖ Continue bike path to Lake Wildwood and provide opportunities for commercial along back path
- ❖ Connect the two commercial areas and communities
- ❖ Create a bike path along Penn Valley Drive, Spenceville Road and Indian Springs Road
- ❖ Bike Trail Loop McCourtney, Old Rough and Ready Hwy, Penn Valley Drive, Spenceville Road and Indian Springs Road
- ❖ Require new subdivisions to provide easements for trail connectivity
- ❖ Trails should be multi-purpose; ped, cycle, equestrian
- ❖ Extend Cattle Drive to support industrial/commercial uses

The Area Plan map includes the current zoning with current boundaries and the dashed line represents the feedback received (see Map Station bulleted notes above) from the participants. The smaller dashed lines on both sides of Pleasant Valley Road reflects the feedback received suggesting the opportunity to create connectivity between Penn Valley and Lake Wildwood.

# Penn Valley Existing Area Plan & Zoning



These boundaries have been established for the purpose of the map and are not intended to be used for any other purpose. The boundaries are subject to change and are not intended to be used for any other purpose. The boundaries are subject to change and are not intended to be used for any other purpose.



**Community Boundaries**  
**Boundary Type**

- Village Center
- Community Region

### Area Plan Best Practices

Each session at Station 2 started with a discussion about how Area Plans and Community Plans (another term used instead of Area Plan) are used as planning tools to guide development and redevelopment such that it supports communities' long range visions. Examples were shared with the participants (see links below to Area Plans from other places that were shared as well as a few other examples from Placer and El Dorado Counties). Individuals who brought photos of Penn Valley images representing opportunities shared them with the group. Participants provided feedback on elements that should be considered in the zoning designations in the Area Plan. The feedback received by the three groups of participants that cycled through this station has been consolidated.

[https://www.marincounty.org/-/media/files/departments/cd/planning/community-planning/blackpoint/20160726\\_blackpointplan\\_adopted.pdf?la=en](https://www.marincounty.org/-/media/files/departments/cd/planning/community-planning/blackpoint/20160726_blackpointplan_adopted.pdf?la=en)  
<https://www.marincounty.org/->

<https://www.edcgov.us/Government/planning/landuseplans/Documents/MeyersCP.pdf>  
<https://www.placer.ca.gov/DocumentCenter/View/8861/Sheridan-Community-Plan-PDF>  
<https://www.placer.ca.gov/DocumentCenter/View/8790/Martis-Valley-Community-Plan-PDF>

### Considerations for Zoning Designations

- ❖ Room for expanded retail
- ❖ Education Opportunities for all ages
- ❖ Branch Library
- ❖ Community/Cultural Center
- ❖ Transit/Connectivity
- ❖ Public Restroom
- ❖ Auto Repair
- ❖ Industrial Uses
- ❖ NO used-car lots
- ❖ Entry level housing for young families (for sale and rent)
- ❖ Community Swimming Pool
- ❖ Outdoor dining
- ❖ Senior Apt. and Townhomes
- ❖ Accessory Dwelling Units
- ❖ Infil Preference/Reuse
- ❖ Motel/Conf. Center
- ❖ Business Hub/Co-office space
- ❖ Con't existing R1 development

### **What Needs to Remain, What Needs to Change**

As the participants cycled through Station 3, they were asked to identify elements of the Penn Valley Area Plan physical setting that were important to keep and where improvements and other changes were needed to sustain the community vision over time. The feedback received by the three groups of participants that cycled through this station were recorded on 4x6 cards and placed on a “sticky” wall where they were arranged by category and redundancies were removed. All responses have been consolidated in this feedback summary.

#### Economic Development

##### Remain

Agriculture  
Small Businesses  
Family Fall Festival

##### Change

Affordability  
Hotel w/ Conference Center w/out chain feel, boutique hotel/motel  
Upscale Development  
Business Center  
Small Hotel  
Vocational Training Center  
Classy RV Park  
Ag Based/Agricultural Business Advancements (soil quality, new opportunities)  
Permanent location for Ag Market(s)  
Grocery Store – Trader Joes  
Rodeo Trail Riding

#### Community Amenities

##### Remain

Outdoor Venues (bike paths, park, ball fields)  
Library Branch  
Rodeo Grounds at Current Location  
South Yuba River State Park  
Frisbee Golf

##### Change

Community Center  
Community Center in the Park w/Grower’s Market  
Agricultural/Equestrian Center  
Youth Activity Center  
BMX Bike Area in the Park

Town Square Project  
Small Landscaped Areas for siting and enjoying the environment (pocket parks)  
Add Public Restroom downtown  
Beautification of Intersections at Penn Valley Drive and Hwy 20 to Intersection Penn Valley Drive and Spenceville Road

#### Housing and Infrastructure

##### Retain

Fire Sirens/Emergency Lights providing directional direction  
Nevada Irrigation District  
Vegetation Management to reduce fire risk

##### Change

Fire Flow Hydrants Line Extensions  
Internet/Broadband  
Ranchettes and Vineyard Homes  
Solar Facilities  
Habitat for Humanity Housing Community  
Low Income Housing  
Create Renewable Energy Opportunities

#### Circulation & Connectivity

##### Retain

Churches

##### Change

Bus Routes to additional areas  
Message Board in Village Center  
Extend Walking Path(10) Bike paths/walking paths, Horse Friendly Paths  
Extend sidewalks on Penn Valley Drive from light to lights  
Expand Triangle Bike Path (Spenceville – Indian Springs – Penn Valley Drive)  
Walking Trail along Squirrel Creek from Pleasant Valley Road upstreat to Hwy 20  
Highly Visible Crosswalks with Blinking Lights  
Signs Clearly Marking Evacuation Routes  
4-Way Stop Signs at Branding Iron/Pleasant Valley Dr. and Commercial Ctr  
Electric Charging Stations  
Need CalTrans to bring back the right turn acceleration Lane from Penn Valley Dr. onto Hwy 20 East

#### Design, Aesthetics & Character

##### Retain

Country Feel, Structures and Feel  
Spread-out and not congested  
Freedom from strict building designs – still exists, freedom to build what the free market calls for

##### Change

Street lights, Lighting in Village Center with flag hangers  
Consistent Architectural Design  
Architectural Updates/Changes to existing buildings  
Western Design Theme for Town. Artist Friendly

**Hitching Post Items** (also referred to as a parking lot or bin)

The community workshop will be using a tool we call a Hitching Post to capture suggestions, questions and thoughts that may not be on the current agenda or may not be a subject connected to the update of the Penn Valley Area Plan. We will continue to document these suggestions and thoughts at each workshop. We will also circle back to the Hitching Post at the end of each meeting to confirm what has been addressed and can be removed, what still needs to be addressed through the process, and identify those items that are not part of the Area Plan purview and where one might find more information on the topic.

- ❖ Can we request that corporate signs (eg Dollar General) keep with the rural feel of the Community?
- ❖ What is happening with the property above Wildwood Ridge?
- ❖ Can we get zoomed in maps of Village Character and Rural Character?
- ❖ We need street lights, to expand roads and infrastructure.
- ❖ Need skate park and basketball courts
- ❖ Need horse trails in the community
- ❖ Will this process consider the collapse of the cannabis industry impacts on the economy and land availability?
- ❖ What is happening with low income housing in our area?
- ❖ Need to improve infrastructure of Creekside mobile home park and its appearance.
- ❖ Who is responsible for the maintenance of the bike path? Its falling apart.
- ❖ Penn Valley needs to Incorporate.

**Reminder: Please sign up for the Penn Valley Area Plan NEWSFLASH if you would like to continue to receive information and materials (like this meeting summary for the January 23, community workshop #2) as the area plan update process moves along.**

**Some of you may have already signed up for the Penn Valley Area Plan NewsFlash. If you have, you need not sign up again. If you have not signed up (a reminder has been sent with directions) please do at your earliest convenience. Newsflash will be our direct communication with you on the Penn Valley Area Plan.**