



# SUMMARY NOTES–WORKSHOP #3

## **Penn Valley Area Plan Update Community Workshop #3**

**Thursday, March 28, 2019**

**6:00 to 8:30 pm, Ready Springs Elementary School Gymnasium Penn Valley, CA**

### **PENN VALLEY AREA PLAN COMMUNITY WORKSHOP #3 SUMMARY AND PARTICIPANT FEEDBACK**

The third Penn Valley Area Plan community workshop was held Thursday evening, March 28, 2019 from 6:00 to 8:30 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.

Thirty-five (35) community members, supported by the Penn Valley Municipal Advisory Council (the MAC) and facilitated by Nevada County Staff, attended the workshop.

#### **Workshop #3 Objectives**

- Agreements and concerns with proposed Area Plan mapped boundary amendments and the use of five (5) Land Use Districts that provide more specific direction for future development.
- Review and receive feedback on draft land use goals and policies. Identify potential additional goals and/or policies to support community's vision.
- Provide current information on public services supporting Penn Valley by way of a panel discussion involving service providers.

#### **Agenda**

1. **Welcome** - Susan Hoek, Nevada County Supervisor District IV welcomed the participants.
2. **Introduction** – Coleen Shade, Nevada County Planner, introduced the evening's agenda, objectives, process schedule and how interested members of the public can sign-up for "News Flash" on the Nevada County's website ([mynevadacounty.com](http://mynevadacounty.com)).

Anytime staff posts materials to the County's website on the Penn Valley Area Plan web page (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. You must "opt in" to receive the News Flash alert.

The next community workshops on the Area plan will take place 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.

Ken Hardin, Artistic Director with InConcert Sierra, announced that there will be a change of focus for the Penn Valley Community Foundation (PVCF). The PVCF will no longer be working towards the goal of building a large, multi-use Cultural Center on the property off of Spenceville Road across from the Rodeo Grounds. This will give the community the opportunity to assess how they would most like to see the property developed and/or leveraged for the benefit of the Penn Valley Community.

3. **Panel Discussion** - The four panelists were introduced. Each panelist presented a summary of what their organization is responsible, how their operations/services have changed between 2000 and today, and what they have planned for the Penn Valley area in the future.

Panel Participants

- Brad Torres – Nevada County Public Works – Operations Manager Wastewater
- Clayton Thomas – Captain, Penn Valley Fire Protection District
- Rem Scherzinger – General Manager, Nevada Irrigation District
- Nancy Peirce – Western Gateway Recreation and Park District, Chairperson

4. **Workshop Activity** – A PowerPoint presentation provided the background information for the two breakout groups (PowerPoint attached). The difference between land use designations and zoning, special land use districts and the area plan mapped boundary adjustments. In addition the definitions for goals and policies was explained and how the adoption of goals and policies can support the implementation of the community vision.

The participants divided themselves between two stations. After 30 minutes the participants switched to the other station.

At **Station #1** the participants were asked to confirm or identify issues with the drafted new mapped boundary for the Penn Valley Area Plan. At Station #1 the group also discussed the idea of land use districts and how the land use districts could provide the opportunity to be specific in the different geographic areas of the area plan. For example, the Penn Valley Village Core may want to include sidewalks and lights and different design standards, whereas the East and West Portal areas (Penn Valley Drive off of Hwy 20) may be more inclined to provide a rural transition to the Village Core. See the attached Agenda Packet with the draft district maps.

The following are the proposed geographic districts:

- Penn Valley Village Core District
- Western Gateway Recreation District
- West and East Portals District
- West and East Industrial/Commercial Districts
- Wildwood Commercial District
- Highway 20 Rural Corridor and Pleasant Valley Road Rural Corrido

The following provides the feedback received at Station #1.

- Support the expansion of Industrial (M1) and small commercial in industrial (M1).
- Connect the areas on the north side of Hwy 20 to “downtown” Penn Valley with an overpass.
- Need street connection that provides safe crossing of Hwy 20.
- Protect the rural area along Cattle Drive.
- Assess Interim Development Reserve (IDR) for future change.
- Consider the possibility of commercial zoning along Pleasant Valley Road.
- Consider adding zoning that would support a campground near Wildwood Townhomes.
- Consider lights and crosswalks on Pleasant Valley Road.
- Welcome signs providing sense of place at the entry of both the W. and E. portal areas.
- Wayfinding signs providing directions to community amenities (services, commercial, industrial, schools, churches, etc., including Western Gateway Park.
- Keep Pleasant Valley Road rural, no light industrial.
- Consider higher density residential development along Pleasant Valley Road.
- Consider an additional stop light on Pleasant Valley Road to assist with movement between Branding Iron and Commercial Avenue.
- Doesn’t make sense to expand residential density along Pleasant Valley Road in rural corridor. Will impact Agricultural uses.
- Bring uses to Village Core area to attract more people to the businesses.
- Like the idea of districts.
- Like industrial expanded areas. Mix some commercial in.
- Consider more commercial C1/C2 in west and east portal areas.
- Reduce Open Space buffer in Industrial East district and keep rural areas in West Portal area.
- Consider C2 in District 3, Industrial/Commercial West, for hotel (the area identified as IDR).
- Rural Corridor should include light industrial/commercial. Need to expand development growth beyond Core area.
- Consider Opportunity Zones for expanded development
- Rural Corridors should include recreational uses such as paths and trails.
- Need safe connection between Penn Valley Drive and Pleasant Valley Road across Hwy. 20.
- Do not want to see plan facilitate development sprawl.

- Consider some development for commercial use in eastern section of the rural corridor
- Keep the western rural corridor rural, no light industrial, instead consider some high density residential.

**Station #2** focused on provided draft Goals and Policies language. Asked for feedback on the draft language and solicited additional goals and policies from the participants. The following draft language was shared with the participants:

**GOAL LU-1: Preserve the Rural Lifestyle of Penn Valley**

**Policy LU-1.1**

Attract and accommodate growth in a manner that preserves the rural setting and lifestyle.

**Policy LU-1.2**

Provide a diverse mix of commercial, industrial, recreational, tourist accommodation, residential and public service uses in the five (5) separate Geographic Zoning districts.

**Policy LU-1.3**

Provide appropriate land use opportunities to realize the intent and theme of each zoning district at a similar size and scale as surrounding buildings.

**Policy LU-1.4**

Encourage the following uses to locate or remain within the Area Plan: indoor and outdoor recreation, full service community market, community center with gathering and meeting space, lodging, camping, retail, and agriculture support businesses.

**GOAL LU-2: Sustain a Year-Round Community and Economy**

**Policy LU-2.1**

Establish special event areas to assist with streamlining of review for arts and crafts shows, seasonal sales, athletic and cultural events and other community events.

**Policy LU-2.2**

Promote consolidated public parking areas and design them in such a manner that they can accommodate special event parking.

**Policy LU-2.3**

Encourage live-work opportunities within the Village Core, Wildwood, Industrial Commercial West and the East and West Portal Zoning Districts with a diversity of jobs to provide greater economic stability and new opportunities for employment in Penn Valley.

**GOAL LU-3: Conserve Existing Community, Landscapes and Resource Values**

**Policy LU-3.1**

Promote uses and activities that complement the community setting and avoid impacts to the adjoining resources.

**Policy LU-3.2**

Conserve, protect and enhance the existing natural resources within the Penn Valley Area Plan in order to both conserve the natural character and compliment the built environment.

**Policy LU-3.3**

Support the development of a permanent multi-use community plaza.

The following provides the feedback received at Station #2.

Goals Suggestions:

-Create a Goal that addresses attracting a diverse population.

Policy Suggestions:

- Facilitate affordable housing accommodating diverse demographics
- Provide higher density residential zoning in very specific locations.
- Encourage clustering with incentives such as a density bonus.

Goals Suggestions:

Support and promote local agriculture in western Nevada County.

Policy Suggestions:

- Consider policies that support the Penn Valley/Western Nevada County Ag Industry.
- Facilitate opportunities to establish businesses and services that support local agriculture.
- Create a permanent place where local agricultural products can be displayed and sold.
- Foster economic growth through agro-tourism
- Support a community center that can accommodate agriculture educational gatherings, local produce sales, and other agricultural related events.
- Maintain rodeo grounds and expand programs and events that support local agriculture and rural lifestyle.
- Attract and facilitate small lodging developments on the Northeast side of the Hwy 20.
- Require public restrooms where commercial development is clustered.
- Promote local recreation.

5. **Report Out –**

**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. Responses to each are in italics.

**Jan. 23, 2019**

-Can we request that corporate signs (eg Dollar General) keep with the rural feel of the Community? **Yes. Chapter 5, Design and Character, of the Area Plan will discuss the rural feel and character of Penn Valley. The Goals and Policies developed for this chapter can direct the design and materials to be used for signs.**

-What is happening with the property above Wildwood Ridge? **As far as we know it is no hold.**

-Can we get zoomed in maps of Village Character and Rural Character? **Staff can provide zoomed in maps when we get to this topic; Chapter 5, Design and Character.**

- We need street lights, to expand roads and infrastructure. Streetlights will be addressed in Chapter 5.
- Need skate park and basketball courts. To be addressed in Chapter 4, Recreation.
- Need horse trails in the community. To be addressed in Chapter 4, Recreation and Chapter 6, Transportation and Connectivity.
- Will this process consider the collapse of the cannabis industry impacts on the economy and land availability? Probably not.
- What is happening with low income housing in our area? The affordable Senior Housing project, Lone Oak Apartments, that recently gained design approval, is currently the only affordable housing new development project in Penn Valley.
- Need to improve infrastructure of Creekside mobile home park and its appearance. The Creekside mobile home park will soon be connecting to municipal sewer.
- Who is responsible for the maintenance of the pedestrian/bike path? Its falling apart. Nevada County Department of Public Works is responsible for the path through Penn Valley. You can go to Public Works' online App, ASK NEVADA COUNTY, to take a picture and then send the photo and service request through the App.
- Penn Valley needs to Incorporate. The Penn Valley Area Plan update process will not be including a discussion of incorporation.

**March 28, 2019**

- Develop design guidelines to preserve rural feel. Yes. Chapter 5, Design and Character, of the Area Plan will discuss the rural feel and character of Penn Valley. The Goals and Policies developed for this chapter will be addressing design and materials. (Please review the 2000 Penn Valley Area Plan. There are design guidelines in this current document.)
- Increase pedestrian and equestrian connectivity throughout the Area Plan.
- Motorcycle trails
- Create a Penn Valley Trails Master Plan
- Develop sidewalks to schools (Safe Routes to schools)
- Enforce no parking on sidewalks and pathways
- All of the above will be addressed in Chapter 6, Transportation and Connectivity as well as Chapter 4, Recreation.
- Provide architecture and signage which provides continuity and cohesiveness which supports the goal. Will be addressed in Chapter 5, Design and Character.
- Penn Valley incorporation.

The Penn Valley Area Plan update process will not be including a discussion on incorporation.

-How can Policy promote local business as opposed to big-box stores? I would ask the question, is it non-locals you oppose or is it the size of the building? The first is illegal (discriminating against non-locals and is a takings as in taking away an owner's property rights) the second, size of building, is a design element that can be addressed in Chapter 4, Design and Character.

-Do not ban overnight accommodations. There is no intent to ban overnight accommodations. As a matter of fact, hotels and motels are allowed today in C2 zoning that is currently designated in the area plan.