



## COUNTY OF NEVADA

### Penn Valley Area Municipal Advisory Council

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<http://www.mynevadacounty.com/nc/bos/district4/Pages/Penn-valley-Area-Municipal-Advisory-Council-.aspx>

*Michael Mastrodonato, Chair*  
*Gordon Beatie, Vice-Chair*  
*Susan Hoek, Member*  
*Michael Sullivan, Member*  
*Stephanie Stevens, Member*  
*Susan George, Member*  
*Richard Noelle, Member*  
*Andrew Burton, Member*  
*Nancy Peirce, Member*

July 20, 2018

Project Planner: Matt Kelley, Senior Planner  
Nevada County Planning Department  
Nevada County  
950 Maidu Ave.  
Nevada City, CA 95959-8617  
matt.kelly@co.nevada.ca.us

#### **RE: Recommendations and Comments in Response to Request For Pre-Application Review PRE18-0004**

Dear Mr. Kelley,

At a meeting on July 19, 2018, the Penn Valley Area Municipal Advisory Council (MAC) reviewed the Pre-Application Request submitted by Market Street Development, LLC to develop two parcels zoned Interim Development Reverse (IDR) with General Plan Land Use Designation of Planned Development (PD) with Neighborhood Commercial 14 acres (NC) and Open Space 16 acres (OS). The development includes a retail space of approximately 24,000 square feet, a free standing approximately 5,000-square-foot restaurant with a drive-through, a gas service station with 12-pumps, a 3,000 square-foot convenience market, and a self-service car wash.

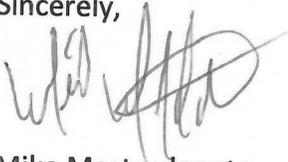
Over twenty (20) members of the public attended the meeting to voice concerns with or opposition to the project during the meeting's public comment period. Commenters are referenced in Attachment A – Public Comment Attendance Log, July 19, 2018. Upon receiving the community's input and discussion between the Penn Valley Area MAC members, the following recommendations were made:

- (1.) The Penn Valley Area MAC unanimously recommends upon reviewing the Pre-Application submitted by Market Street Development, LLC (PRE18-0004) and hearing concerns from the community, that the Planning Department review of Pre-Application PRE18-0004 should consider examination of the following issues as they may relate to any impacts to the surrounding neighborhood, local businesses and community:
  - a) Impacts on fire risks and hazards, including single access points for evacuation (overwhelming concern)
  - b) Issues of access to Branding Iron and considerations for realignment
  - c) Increase and/or attraction of crime
  - d) Increase of homelessness and/or attraction of homeless activities

- e) Impacts to existing business – the area currently contains empty business locations
- f) Impacts to mail services – the project would require the relocation of existing mailboxes
- g) Impacts on road maintenance
- h) Impacts to local wildlife habitat and natural vegetation (i.e. tree removal, local streams)
- i) Impacts of water and sewer systems
- j) Impacts on traffic congestion, speed and public safety
- k) Impacts of noise and light pollution on the surrounding community
- l) Impacts on existing property values
- m) Impacts on local economy with overlapping services (i.e. park and ride, gas station, coffee shop)
- n) Impacts from construction

Thank you for the opportunity to provide comment on this important issue for our community.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mike Mastrodonato', written over a light blue horizontal line.

**Mike Mastrodonato**  
Chair, Penn Valley Area Municipal Advisory Council

Attachment A  
Penn Valley Area MAC Public Comment Attendance Log  
Regular Meeting, July 19, 2018

1. Ray Favetti
2. Cheryl Blythe
3. Shila VanWagoner
4. Lori Woodhall
5. Jennifer Fehrmann
6. Justin Dana
7. Robert Rose
8. Patti Rose
9. Steve Enos
10. Brady Tanner
11. Reed Mathis
12. Tammy Mathis
13. Guy Lauterbach
14. Karen Lauterbach
15. Lindsay Betz
16. Don Blanscet
17. Ian Currie
18. Cecelia Wright
19. Bev Myers
20. Gene Myers