



COUNTY OF NEVADA
Penn Valley Area Municipal Advisory Council

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March 27, 2019

Attn: Janeane Martin, Associate Planner
Nevada County Planning Department
950 Maidu Ave.
Nevada City, CA 95959-8617

RE: 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)

Dear Ms. Martin,

At the regular meeting on March 21, 2019, the Penn Valley Area Municipal Advisory Council (PVMAC) reviewed the Initial Distribution/Project Description for the 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). At the meeting discussion included: 1) concerns that OP zoning change designation may not be the most appropriate designation for the long-term protection of the character of the neighborhood should there be a change of the use on the property in the future; 2) discussion that a zoning designation change to RA or AG may be a more appropriate zoning compatibility to the surrounding neighborhood area; 3) discussion on the need for a use permit or conditional use permit to include requirements that allow for church and other nonprofit activities; and 4) discussion outlining overall support for the project from all present members of the PVMAC.

As such, the PVMAC voted unanimously on the following recommendation for the consideration of the Planning Department, as follows:

1. The Penn Valley Area MAC unanimously recommends that the Planning Department explore other various zoning designations and investigate the conditional use permit requirements that allow for church and other nonprofit activities.

Thank you for the opportunity to provide comment on this important project for our county and the community's interests.

Regards,

Mike Mastrodonato
Chair, Penn Valley Area Municipal Advisory Council