



NOTICE OF EXEMPTION

TO: X Office of Land Use & Climate Innovation **From:** Nevada County Planning Dept.
1400 Tenth Street, Rm.121 950 Maidu Ave., Nevada City, CA
Sacramento, CA 95814

X County Recorder
County of Nevada

Applicant:
Dan Irish
9450 SW Gemini Drive, Suite 24131
Beaverton, OR 97008
(503) 702-6720

Project Title:

Austin Ridge Events Venue Project

Project Location – Specific:

Accessor's Parcel Number: 049-060-012 in Truckee, CA 96161, approximately 6.0 southeast of Historic Downtown Truckee and 2.6 miles southwest of the Truckee River Wildlife Area.

Description of Nature, Purpose, and Beneficiaries of Project:

The Austin Ridge Events Venue Project proposes an Outdoor Events Application and Petition for Exceptions to Road Standards permit to operate an outdoor event venue for up to eight (8) private events between May 8, 2026 and May 8, 2027. The private events will host up to 150 people and will be primarily conducted outdoors within the interior area of the parcel. Amplified music will be played through the existing speakers at the facility and will not include live music. The speakers are oriented inward towards the main structure and away from all property lines, and the dance floor is at the lowest developed point at the property; any amplified music after 10:00 p.m. is prohibited. A Noise Assessment was conducted by Behrens and Associates, Inc., which concluded that based on the monitoring results and results of the survey, the amplified music associated with the proposed project will be in compliance with the Nevada County Noise standards. There will be enough room for approximately fifty-one (51) cars to park, including two (2) ADA accessible parking spaces. In addition to the fifty-one (51) parking spots, the outdoor events venue will also utilize shuttle services for attendees.

The proposed outdoor events venue will utilize the existing exterior lighting fixtures located on the existing facility, which are shielded and downward facing to prevent light pollution. The proposed project proposes five (5) signs, with one (1) sign serving as an entrance sign, parking area sign, one-way entrance and exit signs, and the address sign. A sanitary facilities 2-station trailer will be provided by United Rentals and will be used for the restroom needs of attendees. Bear proof trash receptacles are provided and will be serviced within 24 hours after each event conclusion by the Truckee Tahoe Disposal. Fire extinguishers will be located at the caterer area, generator area, indoor main house, garage and exterior area of pool house and staging, and yard hydrants throughout the property. The nearest water supply is a 22,000-gallon pool located on the property that is proposed to be used for fire safety as well. No banners or fireworks will be associated with the events. The

events will include food prepared off-site by permitted caterers with no food prepared on-site with proper vendor catering permits. Alcoholic beverages will be served by ABC certified RBS servers only with no sales.

In lieu of road design construction standard improvements for the road width, pavement surfacing, and gates on access roads, which are excessive for the extent of development proposed and cost prohibitive, it was determined that the applicant shall pave the portions of the unpaved segment of Valley View Road used for project access where the longitudinal grade exceeds 10% shall be paved (between Station 30+00 and Station 47+00 on the attached plan). Paving shall consist of a minimum of 3 inches of asphalt concrete over a properly prepared aggregate base, in accordance with County standards. These improvements would be sufficient to provide effective emergency ingress and egress for the outdoor events venue and the surrounding properties that use Austin Way/Valley View Road. All the other road design construction standards required by Section 16.10.040 Design Geometrics of the Nevada County Code shall be met. Conditions of Approval from the Nevada County Fire Protection Planner, Truckee Fire Protection District, and the Department of Public Works will achieve the same practical effect as strict compliance with the Nevada County Road Standards.

Overall, the project proposes to host up to eight (8) private events between May 8, 2026 and May 8, 2027, and the proposed project does not propose new construction activities and will utilize the existing improvements on site to operate the private events.

Name of Public Agency Approving Project:

County of Nevada

Name of Person or Agency Carrying Out Project:

Dan Irish

Exempt Status: (Check One)

Ministerial [Sec. 21080(b)(1); 15268]

Emergency Project [Sec. 15071 (b) and (c)]

Categorical Exemption. State type and Section number: *Article 19, Section 15300.1, Relation to Ministerial Projects. Section 21080 of the Public Resources Code exempts from the application of CEQA those projects over which public agencies exercise only ministerial authority. Since ministerial projects are already exempt, Categorical Exemptions should be applied only where a project is not ministerial under a public agency's statutes and ordinances. The inclusion of activities which may be ministerial within the classes and examples contained in this article shall not be construed as a finding by the Secretary for resources that such an activity is discretionary; and*

Article 19, Section 15304, Class 4: Minor Alterations to Land. Consists of minor public or private alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees except for forestry and agricultural purposes.

Reasons why project is exempt:

Pursuant to Article 19, Section 15300 of the California Environmental Quality Act (CEQA), Section 21084 of the Public Resources Code requires these guidelines to include a list of classes of projects which have been determined not to have a significant effect on the environment and which shall, therefore, be exempt from the provisions of CEQA. In response to that mandate, the Secretary for Resources has found that the following classes of projects listed in this article do not have a significant effect on the environment, and they are declared to be categorically exempt from the requirement for the preparation of environmental documents:

1. Location: Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located--a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply in all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.
2. Cumulative Impact: All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.
3. Significant Effect: A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.
4. Scenic Highways: A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.
5. Hazardous Waste Sites: A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.
6. Historical Resources: A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.

The proposed project qualifies for the following Categorical Exemptions:

Article 19, Section 15300.1, Relation to Ministerial Projects. Section 21080 of the Public Resources Code exempts from the application of CEQA those projects over which public agencies exercise only ministerial authority. Since ministerial projects are already exempt, Categorical Exemptions should be applied only where a project is not ministerial under a public agency's statutes and ordinances. The inclusion of activities which may be ministerial within the classes and examples contained in this article shall not be construed

as a finding by the Secretary for resources that such an activity is discretionary. The Austin Ridge Events Venue project application consists of an Outdoor Event Application and Petition for Exceptions to Road Standards, both for which are ministerial level projects pursuant to the Nevada County Code and are processed administratively. In order to obtain an Outdoor Event Application and Petition for Exceptions to Road Standards permit, the applicant is required to file an application for each entitlement with the Planning Department to determine that all applicable development standards for both entitlements defined in the Nevada County Code have been met. Outdoor Event Applications and Petition for Exceptions to Road Standards permits are reviewed and approved through a ministerial process which involves a comparison of a project with specific objective standards or checklists and checking for compliance. A ministerial approval does not allow for the use of discretion or subjective judgement on the part of the approving authority. Therefore, the proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15300.1, Relation to Ministerial Projects.

Article 19, Section 15304, Class 4: Minor Alterations to Land. Consists of minor public or private alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees except for forestry and agricultural purposes. The proposed project is not proposing any on site construction activities and will be utilizing the existing improvements permitted on site. There are no scenic trees to be removed as a part of the proposed project and the existing land will remain in its existing condition. The only offsite improvements being proposed are paving of an existing gravel road with no expansion of the road. Therefore, the proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15304, Class 4: Minor Alterations to Land.

Due to the proposed project being located within an area that has been previously disturbed with construction activities and proposing activities that are defined as minor in nature, the proposed project demonstrates compliance with both the Cumulative Impacts and Significant Effects requirements for Categorical Exemptions. Additionally, as a part of the proposed project it was found that the project site is not listed as a potential hazardous materials site, therefore no surveys or analysis related to historic resource or hazardous materials are expected to be required. Additionally, the proposed project parcel is not a designated historical site and already has existing improvements for the proposed project with no additional construction on site proposed as a part of the project, ensuring a “no adverse effect” determination, therefore demonstrating compliance with the Historical Resources requirements for Categorical Exemptions. Additionally, due to the location of the proposed project activities, there will be no damage to any scenic resources, including but not limited to trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway.

Due to the proposed project only operating a maximum of eight (8) events a year, not proposing any additional construction activities on site, and being located within the central portion of the project parcel, impacts to visual aesthetics of the area are expected to be minimal. The only noise associated with the proposed project would be from the proposed amplified music. Amplified music will be played through the existing speakers at the facility and will not include live music. The speakers are oriented inward towards the main

structure and away from all property lines, and the dance floor is at the lowest developed point at the property; any amplified music after 10:00 p.m. is prohibited. A Noise Assessment was conducted by Behrens and Associates, Inc., which concluded that based on the monitoring results and results of the survey, the amplified music associated with the proposed project will be in compliance with the Nevada County Noise standards. The proposed outdoor events venue will utilize the existing exterior lighting fixtures located on the existing facility, which are shielded and downward facing to prevent light pollution, and therefore the project would have a minimal impact on light pollution. Due to the proposed project only allowing for a maximum of eight (8) events a year utilizing shuttle busses to limit the number of cars coming to the proposed venue for each event, the impact to traffic and circulation would be minimal. Due to the proposed project consisting of land use entitlement projects which are ministerial and receive administrative review and approval and there being no proposed new construction activities on site and road improvements not requiring any tree removal, both Article 19, Section 15300.1 of the California Environmental Quality Act (CEQA) and the Class 4 Categorical Exemption are the correct, applicable exemptions.

Overall, there are no unusual circumstances at the project site or involved in the proposed project that would lead to a significant effect on the environment. Therefore, pursuant to Article 19, Section 15300.1, Relation to Ministerial Projects of the California Environmental Quality Act (CEQA) and the Class 4 California Environmental Quality Act (CEQA) Categorical Exemption found in Article 19, Section 15304 of the California Environmental Quality Act (CEQA), the proposed project would not have a significant impact on the environment and is exempt from the California Environmental Quality Act (CEQA).

Contact Person – Zachary Ruybal

Telephone: (530) 470-2488

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the Public Agency approving the project? Yes X No ___

Date Received for Filing: _____

Date _____

Brian Foss, Planning Director
Nevada County Planning Department