

# Austin Ridge Event Venue Appeal

**PLN25-0137; OEA25-0001; PFX26-0001**

17031 Austin Way, Truckee, CA 96161

APN: 049-060-012

Nevada County Board of Supervisors:

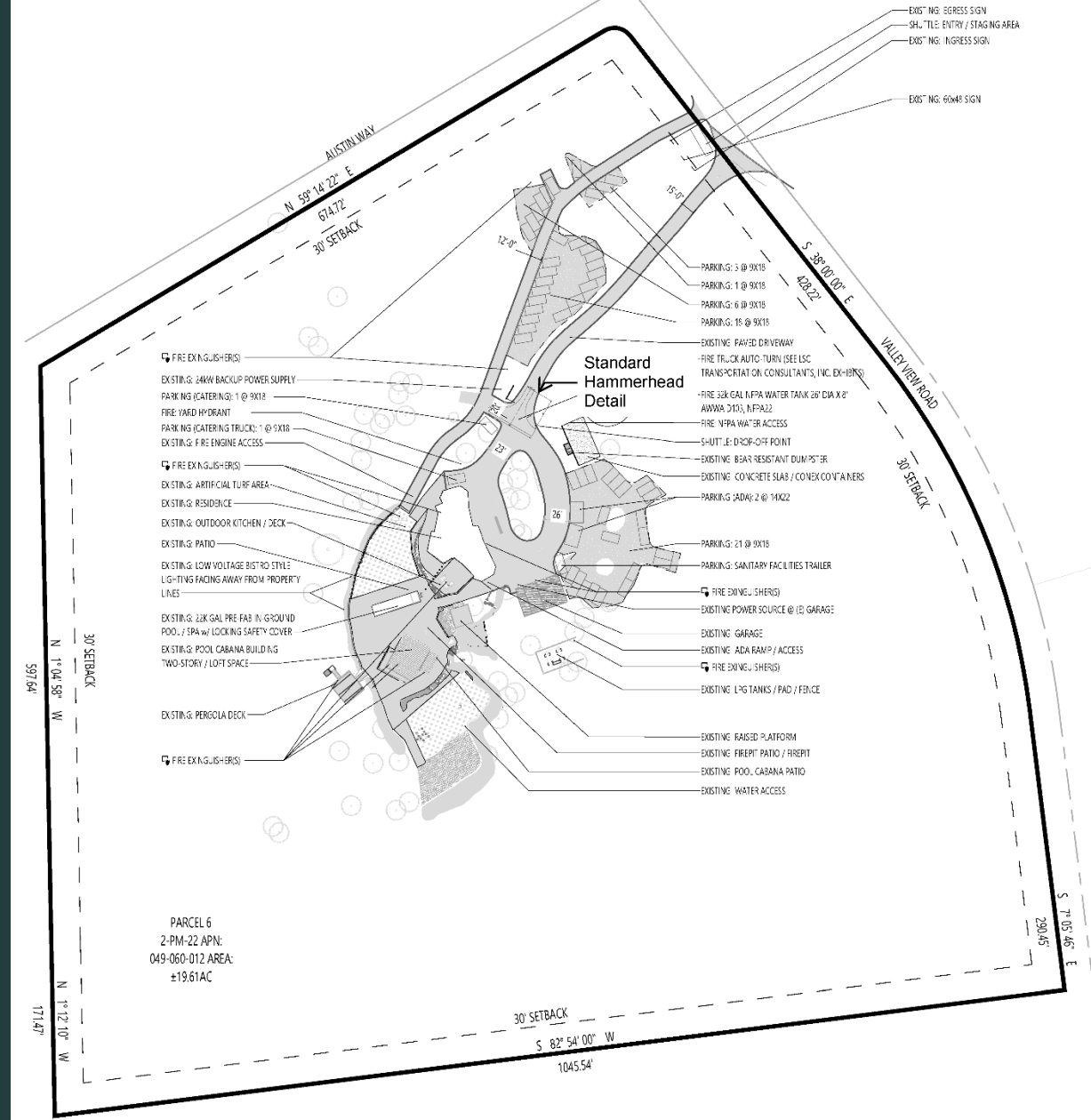
June 2, 2026

Project Planner: Zachary Ruybal



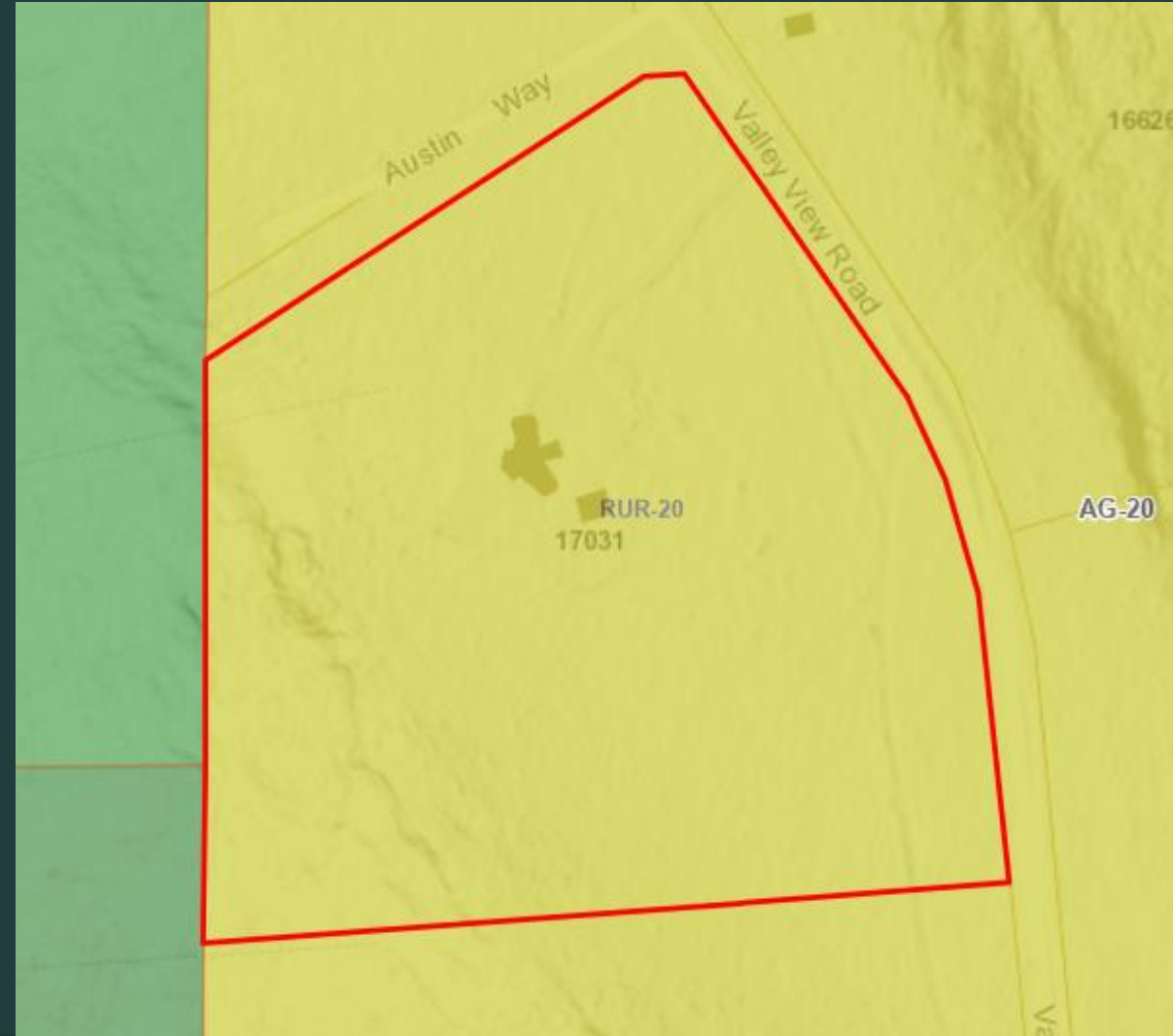
# Project Description:

- An Outdoor Events Application and Petition for Exceptions to Road Standards permit to operate an outdoor event venue for up to eight (8) events between May 8, 2026, and May 8, 2027.
- Up to 150 people.
- 51 proposed parking spaces and shuttle services provided.
- 5 proposed signs (entrance, parking area, one-ways, address).
- Paving of Valley View Road.



# Existing & Surrounding Land Uses:

- Zoning: AG-20
- General Plan: RUR-20
- Directly adjacent to two (2) parcels consisting mainly of residential development to the north and northeast.
- Four (4) undeveloped parcels to the south, southeast, and west of the project parcel.
- Nearest residence approximately 660 feet north from the proposed project area.



## Appeal Argument 1:

*“Improper Classification – The Project Is A Commercial Events Business, Not An Incidental Outdoor Event Use: The County approved a de facto commercial event venue through an outdoor event permit process designed for occasional, incidental gatherings - not ongoing recurring commercial operations. The commercial character of the use is established by the County's own records, the applicant's submitted materials, and public advertising. including the applicant's website. Approving a recurring, revenue-generating events business through an administrative outdoor event permit process circumvents the discretionary review, public hearing, and use permit requirements the Nevada County LUDC mandates for commercial land uses. The County cannot lawfully authorize an incompatible commercial land use simply by characterizing it as a series of isolated, incidental outdoor events..”*

- Board of Supervisors passed and adopted Ordinance 2482 in 2020.
- Board of Supervisors determined that outdoor events with a maximum of eight (8) events per year are considered to be of low intensity use that would require administrative/ministerial level review and processing.
- A ministerial approval does not allow for the use of discretion or subjective judgement on the part of the approving authority.

## Appeal Argument 2:

*“The Project Is An Incompatible Commercial Use On AG-20 Zoned Land: Property zoned AG-20 (General Agricultural) is intended to preserve and protect agricultural land and to maintain the rural character of unincorporated Nevada County. (See Section 12.02.030.) The outdoor event permit process, as applied here, has been used to authorize a use that is fundamentally incompatible with that purpose. The approval does not make the findings necessary to authorize a commercial use of this intensity and character on agriculturally zoned land, nor does it analyze whether the project is consistent with the General Plan land use designation, the LUDC's standards for the AG- 20 zone, or the purpose and intent of agricultural zoning. That omission is an independent basis for reversal.”*

- Ordinance 2482 determined that outdoor events with a maximum of eight (8) events per year are considered to be of low intensity use that would require administrative level review and processing, granted all regulations for outdoor events are complied with.
- Project parcel zoned AG-20 and is 19.61 acres in size, therefore qualifying for the administrative level Outdoor Events Application
- Demonstrates compliance with the Nevada County Code and General Plan.

## Appeal Argument 3:

*“The Road Access, Traffic Analysis, And Roadway Exception Findings Are Inadequate: The project site is accessed from Glenshire Drive, a public residential road, through approximately 4.5 miles of privately maintained residential roads that the County’s own Department or Public Works acknowledged, “generally does not meet current standards.” (Exhibit A, DPW Memo, p. 9.) Key parts of the roads fail County requirements for road width, shoulder width, base depth, surfacing, and grade, and the approval’s limited paving condition focuses on the 0.75 miles near the Austin Ridge Events, which does not cure these deficiencies for commercial event traffic, emergency response, or evacuation.”*

- The Nevada County Department of Public Works and Nevada County Fire Marshal reviewed the proposed project and 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%.
- These improvements would be sufficient to provide effective emergency ingress and egress for the outdoor events venue and the surrounding properties and would be required to be completed prior to operation of the outdoor event venue.
- Applicant decided to pave the entire roadway at the applicant’s expense only, instead of only paving the specific small area required by the Department of Public Works and Fire Marshal providing a community benefit to all.

## Appeal Argument 4:

*“The Approval Fails To Demonstrate Adequate Wildfire Evacuation And Emergency Response Planning: The project would concentrate up to 150 attendees, plus vendors and stall at a remote site in a high-fire-risk region, accessible only via a constrained, narrow private road network with substandard segments, grades exceeding 14%, and a gated entry that does not meet current width standards. The approval's entire evacuation plan is a single sentence: shuttles "will remain on-site throughout the duration of the event in case of emergency evacuation needs." The record contains no analysis of shuttle capacity, evacuation timing, inbound emergency vehicle coordination, or the feasibility or simultaneous outbound evacuation and inbound fire response. The Fire Marshal's conditions do not include any specific wildfire evacuation requirements for events. The adequacy of a residential swimming pool as the primary fire suppression source for a 150-person commercial event at a remote, high fire-risk site has not been established and is not supported by the record.*

- The applicant provided a three (3) page Fire Protection and Evacuation Plan that was reviewed by the Nevada County Fire Marshal and was determined to be adequate for an administrative level Outdoor Event Application permit.
- Entire roadway paved instead to provide community benefit.
- The proposed project is proposing a 32,000 gallon NFPA water tank as well as eight (8) fire extinguishers on the parcel for emergency purposes related to fire suppression.
- The gate was determined to be adequate by the Truckee Fire Protection District.

## Appeal Argument 5:

*“The Approval Fails To Adequately Address Nuisance And Neighborhood Compatibility Impacts: Appellants and other residents have documented concerns regarding amplified music, dust, vehicle trips, headlights, outdoor lighting, gate security, alcohol-related traffic risks, loss of privacy, and interference with quiet enjoyment. These impacts are incompatible with the rural residential and agricultural character and expectations of the Martis Peak community, as well as with Appellants' use and enjoyment of their property. The approval does not make adequate findings regarding neighborhood compatibility or impose conditions sufficient to protect adjacent residents from recurring impacts from commercial events. The approval also fails to account for a fundamental fact: the roads at issue are privately owned and maintained entirely at the expense of the homeowners and property owners who share the road network-not the County or the applicant.*

- The project parcel has had one Code Case opened upon it & applicant submitted application shortly after to begin coming into compliance.
- Conditions A.3, A.4, A.9, A.10, A.11, and A.12 were included to limit the impact on the surrounding neighborhood during these temporary events
- All Conditions of Approval are required to be met and complied with prior to the operation of the outdoor event venue, as identified in Staff Report attachment 3.
- With the implementation of the Conditions of Approval as well as the road improvements proposed by the applicant, the proposed project will reduce the impact on surrounding property owners and provide a community benefit with the new roadway.

## Appeal Argument 6:

*“The Conditions Of Approval Are Insufficient: Key conditions of approval require compliance before the first event, including paving of certain road segments and engineer certifications-yet the approval does not require independent County verification, public transparency, or enforceability. County Code Section 10.16.100 states: "Prior to commencement of the outdoor event, the applicant shall call the Community Development Agency and the Local Fire Official for an inspection or the event site to assure compliance with all permitting conditions." No such call or inspection took place prior to the May 1, 2026, event, and no such call or inspection is required by the Notice of Conditional Approval. The approval provides no mechanism to deny or postpone events if the conditions are not met. This is not a theoretical concern. Neighboring residents have made repeated complaints to the County-by phone and in writing- regarding noise, traffic, commercial vehicles blocking their driveways, and nuisance impacts from prior unpermitted events at Austin Ridge. Those complaints produced no meaningful enforcement response. The County's failure to act on documented neighbor complaints during four years or unpermitted commercial operations raises serious doubt about whether the conditions of approval will be enforced any more rigorously going forward..”*

- Public Works and the Fire Marshal required road improvements for compliance which will be part of the inspection performed by the Fire Marshal, as required by Condition of Approval C.1.
- This Condition of Approval (C.1) verifies that an inspection is required prior to operation of the facility.
- Previous inspections have been performed by Truckee Fire Protection District in the past (see attachment 4).
- Pursuant to County records, the project parcel has only had one Code Case, and the applicant was issued two (2) Notice of Violation Warnings since the case opened on August 26, 2025. There have been no other official Code Cases opened on the project parcel in the past.

## Appeal Argument 7:

*“The County Has Not Made An Adequate CEQA Determination: The record does not identify a legally sufficient CEQA determination addressing the project as a whole. The project involves discretionary judgment concerning public health, safety, and welfare, including traffic impacts, emergency access, wildfire evacuation, noise, lighting, and roadway exceptions-none of which has been subject to adequate environmental review. The County may not avoid its CEQA obligations by characterizing an ongoing commercial event venue as 8 temporary or ministerial activity. A full environmental analysis is required before any approval may lawfully issue.”*

- Article 19, Section 15300.1, Relation to Ministerial Projects of the California Environmental Quality Act (CEQA), Section 21080 of the Public Resources Code exempts from the application of CEQA those projects over which public agencies exercise only ministerial authority.
- 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, including but not limited to uses such as carnivals.
- 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
- The Notice of Exemption for the project (see attachment 6) provides a full analysis for determining the project to be exempt from CEQA.

## Appeal Argument 8:

*“Grounds for Denial Based On The Applicant's History Of Material Violations: The record establishes a documented history of violations. By the applicant's own admission, Austin Ridge Events began operating as a commercial event venue in 2021 without land-use approval, an outdoor event permit, or any application. The unpermitted commercial operation continued for four years before the County issued two Notices of Violation. No application was submitted until after the second Notice had been issued. This is not an isolated lapse, it is the continuation of a four-year pattern of intentional violations of County Codes and of operating in disregard of County enforcement actions, compliance deadlines, and now, the appeal process itself. The Planning Agency's approval neither addressed Section 10.16.120(C) nor made any findings regarding the applicant's violation history, despite that history being documented in the County's own code compliance records. That omission warrants reversal..”*

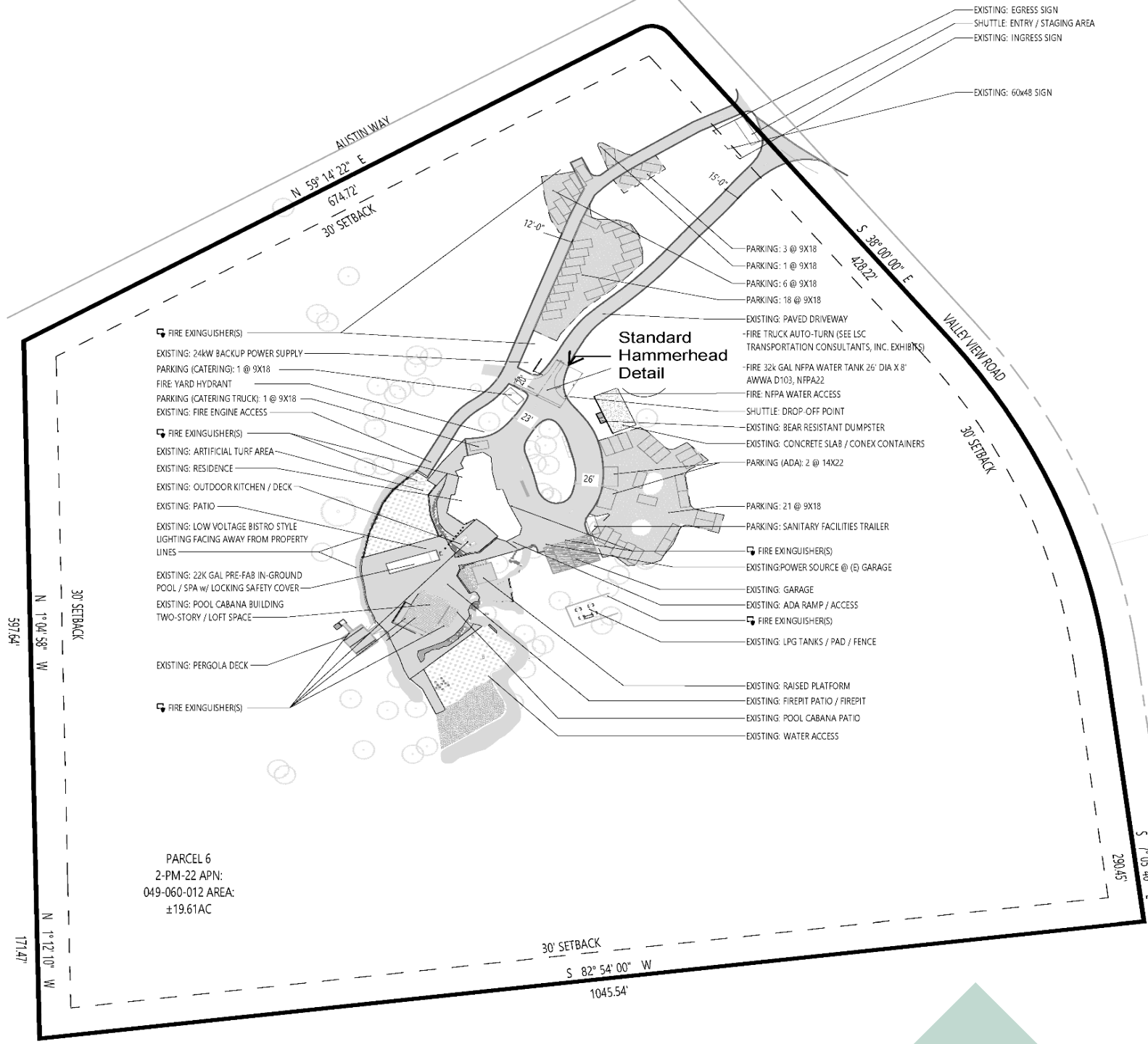
- Pursuant to County records, the project parcel has had one Code Case opened upon it since August 26, 2025. There have been no other official Code Cases opened on the project parcel in the past.
- With approval of the project there will be applicable Conditions of Approval which are required to be complied with that are implemented.
- The Conditional Approval Packet is not required to address applicant violation history; however, Conditions of Approval were included to ensure that future events comply with required regulations which will limit the impact on the surrounding area.

# Recommendations:

- I. Adopt the attached Resolution (Attachment 1) to deny the appeal and to uphold the decision of the Planning Department to approve an Outdoor Event Application (OEA25-0001) and Petition for Exceptions to Road Standards (PFX26-0001) permit, to operate an outdoor event venue for up to eight (8) events located at 17031 Austin Way, Truckee, CA, 96161.



**NEVADA COUNTY**  
**CALIFORNIA**



PARCEL 6  
 2-PM-22 APN:  
 049-060-012 AREA:  
 ±19.61AC

- ☒ FIRE EXTINGUISHER(S)
- EXISTING: 24KW BACKUP POWER SUPPLY
- PARKING (CATERING): 1 @ 9X18
- FIRE: YARD HYDRANT
- PARKING (CATERING TRUCK): 1 @ 9X18
- EXISTING: FIRE ENGINE ACCESS
- ☒ FIRE EXTINGUISHER(S)
- EXISTING: ARTIFICIAL TURF AREA
- EXISTING: RESIDENCE
- EXISTING: OUTDOOR KITCHEN / DECK
- EXISTING: PATIO
- EXISTING: LOW VOLTAGE BISTRO STYLE LIGHTING FACING AWAY FROM PROPERTY LINES
- EXISTING: 22K GAL PRE-FAB IN-GROUND POOL / SPA w/ LOCKING SAFETY COVER
- EXISTING: POOL CABANA BUILDING TWO-STORY / LOFT SPACE
- EXISTING: PERGOLA DECK
- ☒ FIRE EXTINGUISHER(S)

**Standard Hammerhead Detail**

- PARKING: 3 @ 9X18
- PARKING: 1 @ 9X18
- PARKING: 6 @ 9X18
- PARKING: 18 @ 9X18
- EXISTING: PAVED DRIVEWAY
- FIRE TRUCK AUTO-TURN (SEE LSC TRANSPORTATION CONSULTANTS, INC. EXHIBITS)
- FIRE 32K GAL NFPA WATER TANK 26' DIA X 8' AWWA D103, NFPA22
- FIRE: NFPA WATER ACCESS
- SHUTTLE: DROP-OFF POINT
- EXISTING: BEAR RESISTANT DUMPSTER
- EXISTING: CONCRETE SLAB / CONEX CONTAINERS
- PARKING (ADA): 2 @ 14X22
- PARKING: 21 @ 9X18
- PARKING: SANITARY FACILITIES TRAILER
- ☒ FIRE EXTINGUISHER(S)
- EXISTING: POWER SOURCE @ (E) GARAGE
- EXISTING: GARAGE
- EXISTING: ADA RAMP / ACCESS
- ☒ FIRE EXTINGUISHER(S)
- EXISTING: LPG TANKS / PAD / FENCE
- EXISTING: RAISED PLATFORM
- EXISTING: FIREPIT PATIO / FIREPIT
- EXISTING: POOL CABANA PATIO
- EXISTING: WATER ACCESS

- EXISTING: EGRESS SIGN
- SHUTTLE: ENTRY / STAGING AREA
- EXISTING: INGRESS SIGN
- EXISTING: 60x48 SIGN

N 1°04'58" W 597.64'  
 30' SETBACK  
 N 1°12'10" W 171.47'

AUSTIN WAY  
 N 58°14'22" E 614.72'  
 30' SETBACK

S 38°00'00" E 428.22'

VALLEY VIEW ROAD  
 30' SETBACK

30' SETBACK  
 S 82°54'00" W 1045.54'

S 7°03'46" E 290.45'

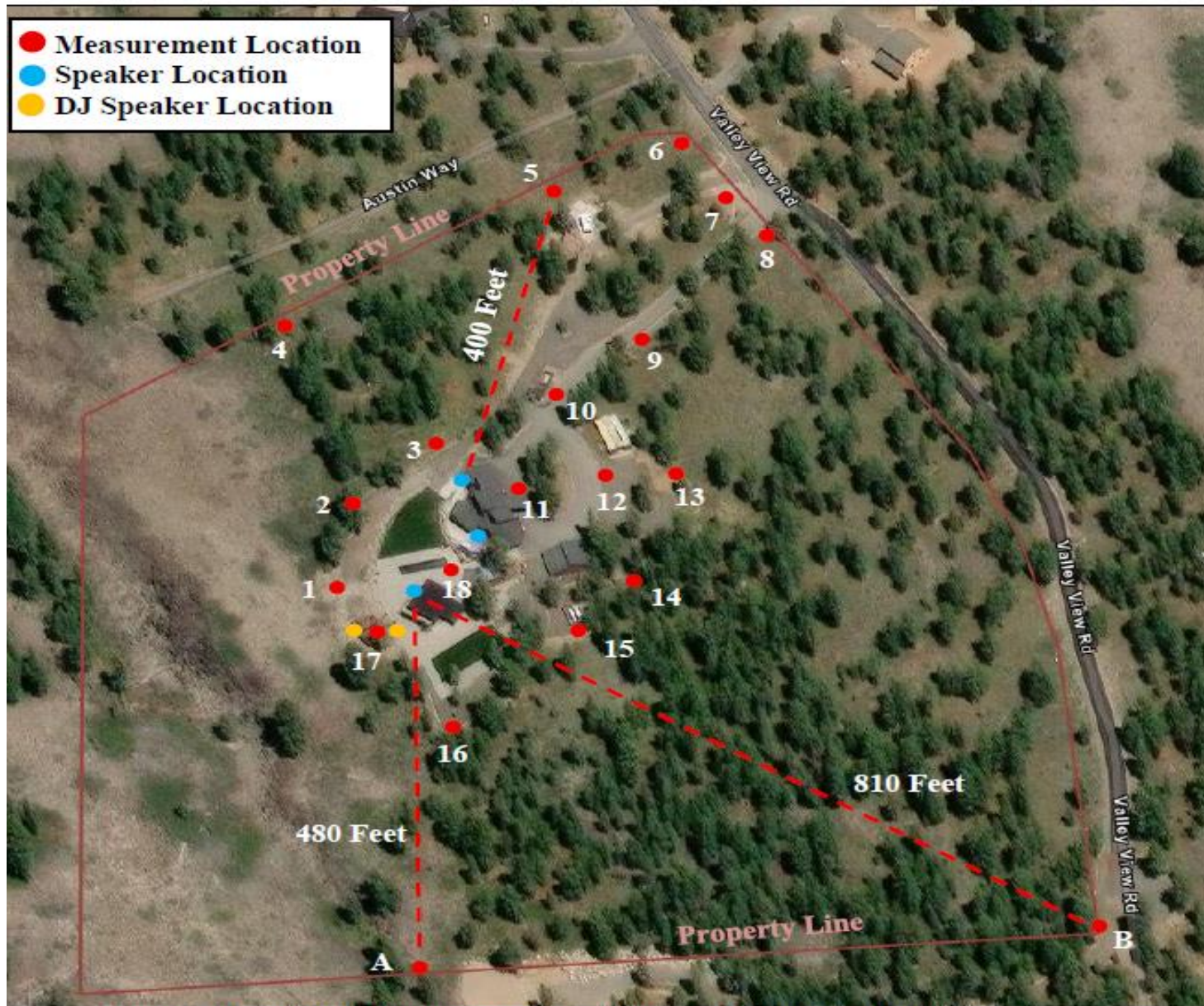


Figure 4-1 Sound Measurement Locations at Truckee Wedding Venue

**C. Proposed Wedding Dates (Placeholders)**

#	Date(s)	Guests (est.)	Hours (setup/event/teardown)	Amplified Sound	Alcohol	Caterer
1	6.13.26	150	Set-up 10AM / Event 4PM – 10PM / Teardown 10PM – 11PM (or following day)	Yes (till 10 pm)	Wedding Party provided	Wedding Party hasn't decided
2	6.20.26	150	Set-up 10AM / Event 4PM – 10PM / Teardown 10PM – 11PM (or following day)	Yes (till 10 pm)	Wedding Party provided	Wedding Party hasn't decided
3	6.27.26	150	Set-up 10AM / Event 4PM – 10PM / Teardown 10PM – 11PM (or following day)	Yes (till 10 pm)	Wedding Party provided	Wedding Party hasn't decided
4	7.11.26	150	Set-up 10AM / Event 4PM – 10PM / Teardown 10PM – 11PM (or following day)	Yes (till 10 pm)	Wedding Party provided	Wedding Party hasn't decided
5	7.25.26	150	Set-up 10AM / Event 4PM – 10PM / Teardown 10PM – 11PM (or following day)	Yes (till 10 pm)	Wedding Party provided	Wedding Party hasn't decided
6	8.1.26	150	Set-up 10AM / Event 4PM – 10PM / Teardown 10PM – 11PM (or following day)	Yes (till 10 pm)	Wedding Party provided	Wedding Party hasn't decided
7	8.8.26	150	Set-up 10AM / Event 4PM – 10PM / Teardown 10PM – 11PM (or following day)	Yes (till 10 pm)	Wedding Party provided	Wedding Party hasn't decided
8	8.29.26	150	Set-up 10AM / Event 4PM – 10PM / Teardown 10PM – 11PM (or following day)	Yes (till 10 pm)	Wedding Party provided	Wedding Party hasn't decided

