

Mardalyne Caldwell

17860 Cattle Drive



Nearest
Residence

~15 acres

Highway 20

Cattle Drive

M1- Industrial
Zone

Outdoor Events - Weddings

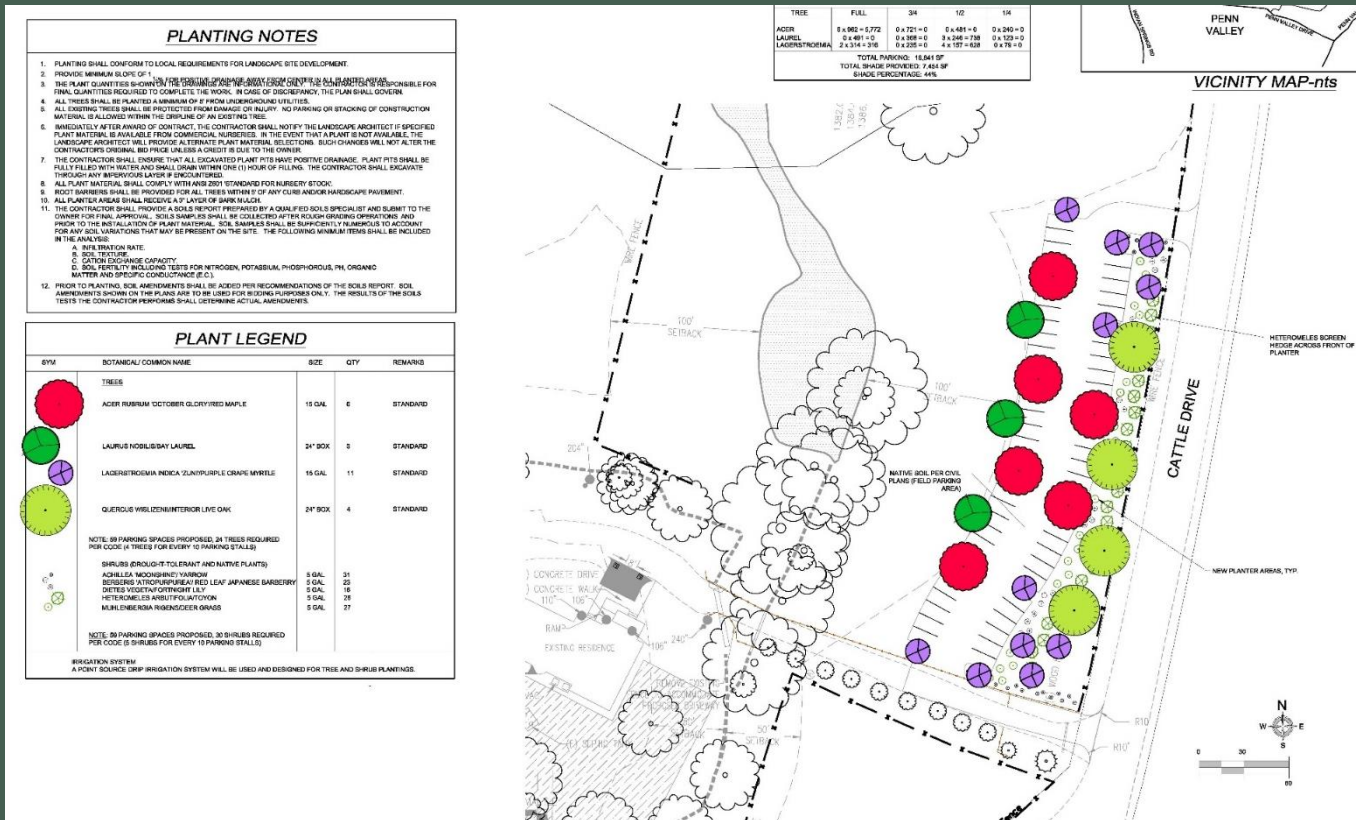
- Temporary events allowed w/ no review
- Events allowed in AG zone w/ Use Permit
- Financial Benefit
 - Caterers, photographers, florists, DJ's, vendors
 - Restaurants, hotels, etc.
- Beautiful location
 - Solar
 - Composting
 - Organic Garden
 - Orchard
 - Vineyard

Environmental Review (CEQA)

- Biological
- Cultural
- Traffic
- Noise
- Drainage / Hydrology
- Public Process

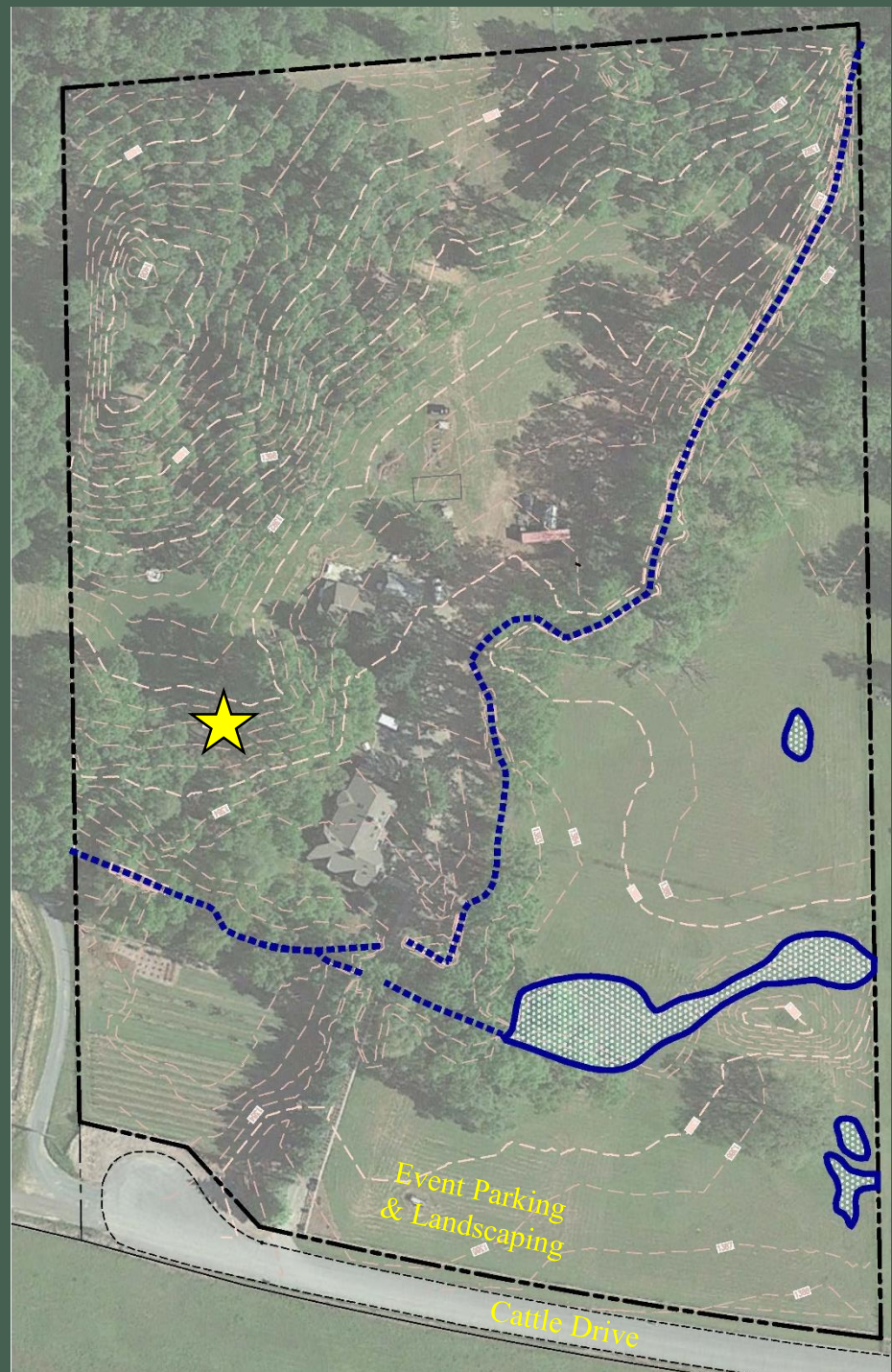
Modifications

- Landscape Plan Revised – Oak Trees versus Ornamental
- Event Parking – Gravel removed; no grading
- Proposed – Move parking further from stream & wetlands



Appellant:

Waterways not accurately mapped – believes ephemeral stream crosses proposed parking area



Drainage

- Topographic Survey – 1' contour intervals
- 10+ Field Surveys – Biologist and Engineers

March, 2016 – October, 2016

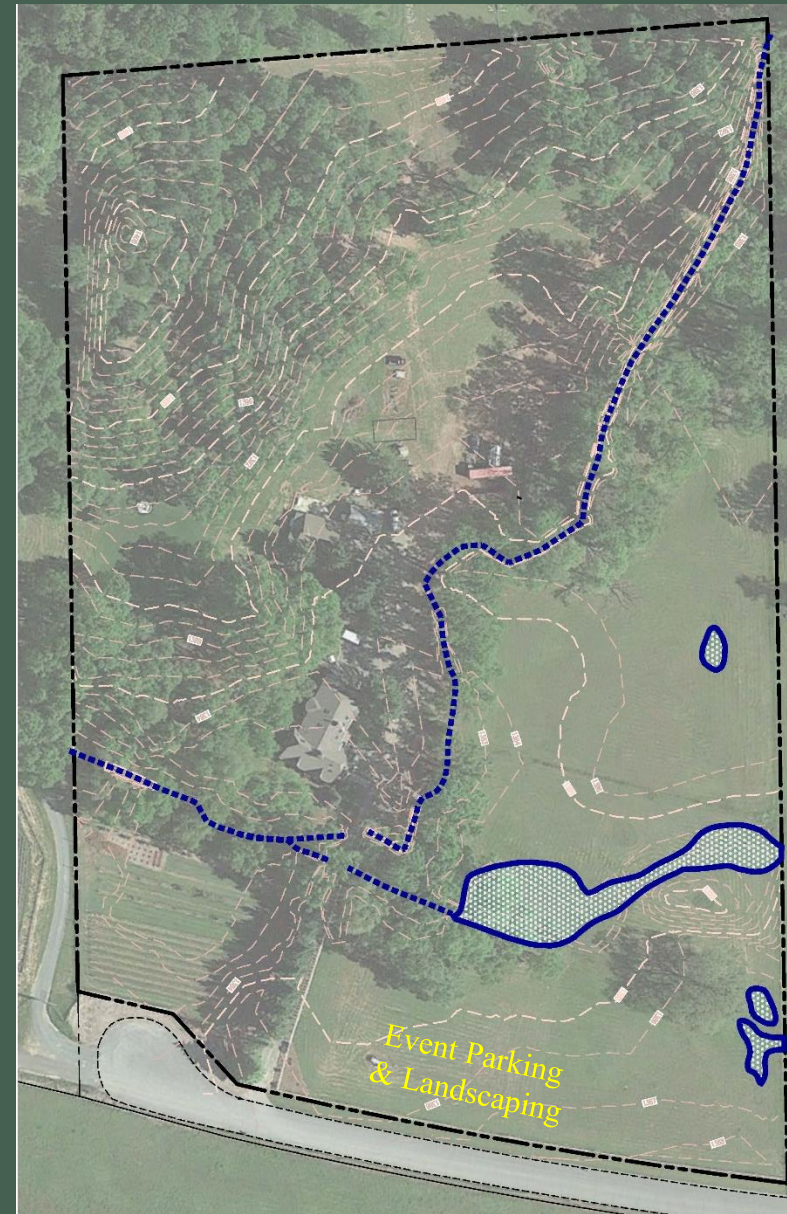
- Biological Inventory
- (2) Management Plans

Tina Costella, Costella Environmental Consulting

July, 2017 – April, 2019

- (2) Additional Management Plans
- Additional Drainage Evaluations

Greg Matuzak, Biological Resources Consultant





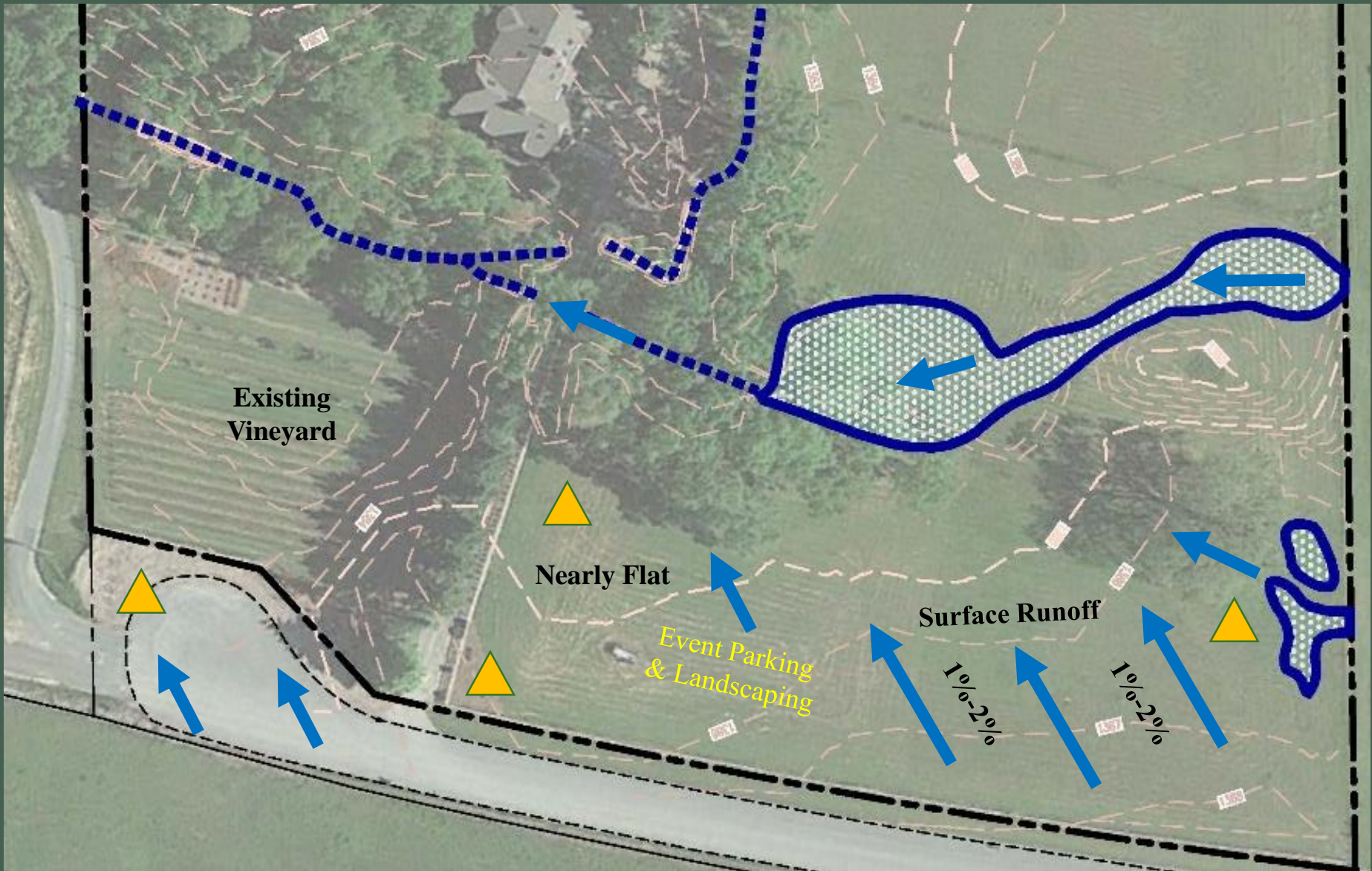




The Union – NC Weather

...third wettest February on record with 21.93 inches, said National Weather Service meteorologist Brendon Rubin-Oster.

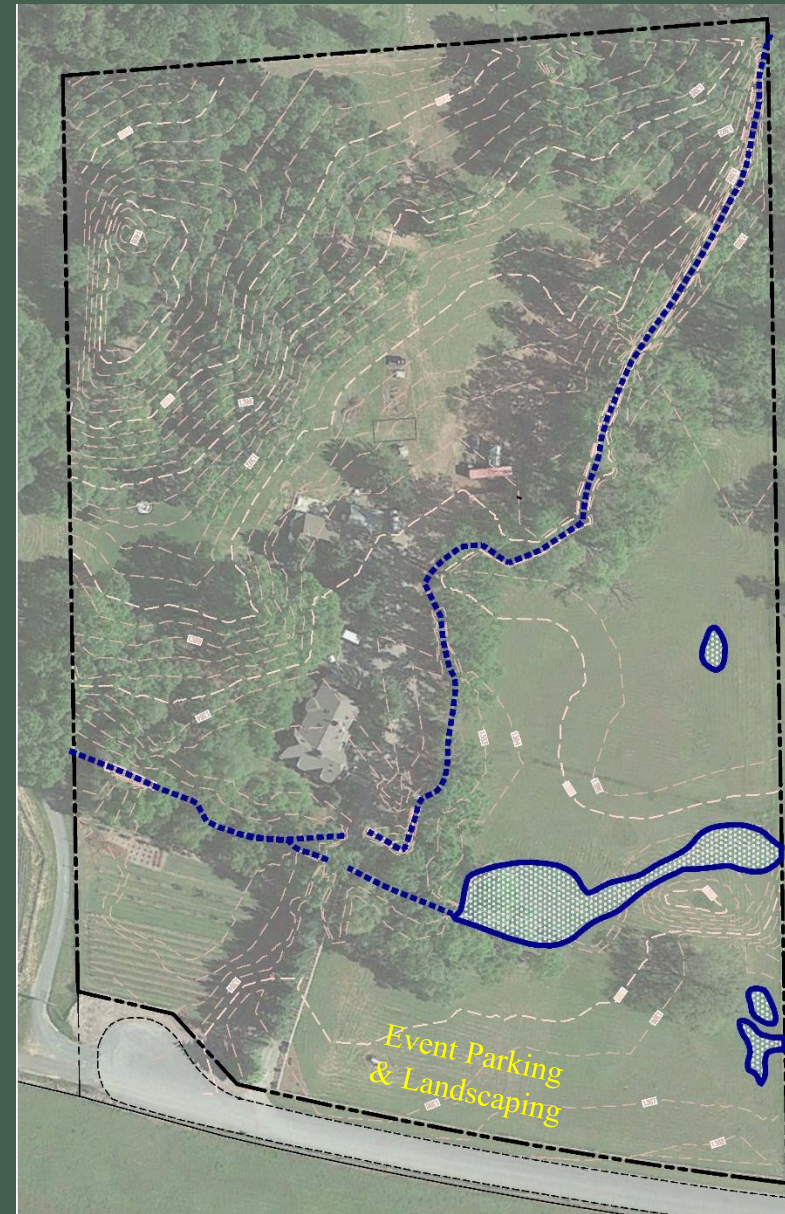
Rainfall in March not letting up in Nevada County...



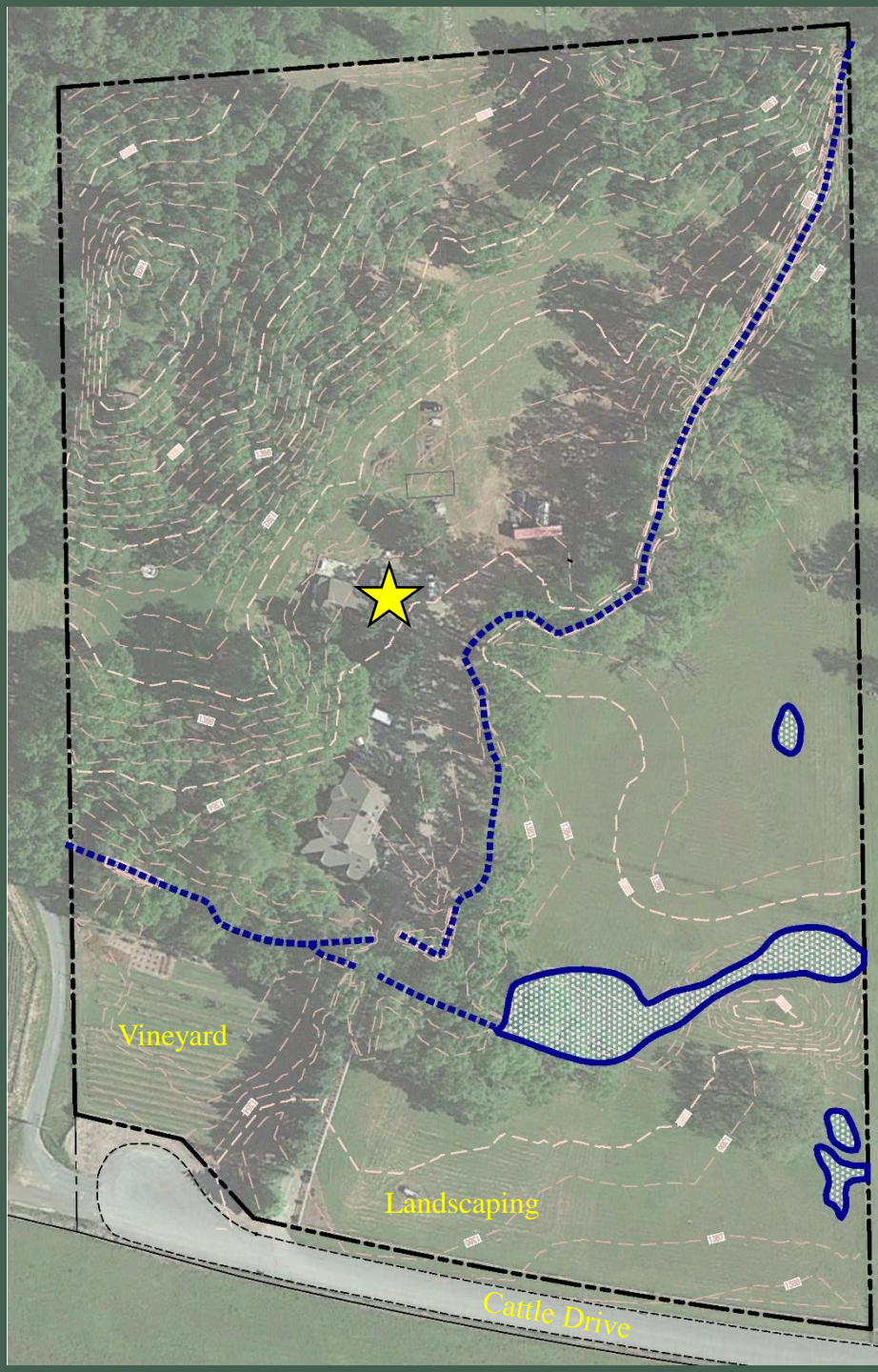
▲ Ponding During Heavy Rainfall

Summary - Drainage:

1. Waterways are accurately mapped;
2. Event Parking & additional landscaping will NOT alter existing drainage patterns.



Appellant:
*Incompatible w/
agriculture*







STOP
NO PARKING
VEHICLES
SEE SIGN













Summary – Ag Compatibility:

- Ag Management Plan waived (March 29, 2018) - *Based on a visual survey of the property and testimony from members of the Ag Advisory Commission, there would be minimal impacts to farmland*
- Impacts to the site ~ < than 1/4 acre (< 2% of site)
- Existing agriculture on site (vineyard, organic garden, orchard, grazing, ag buildings)
- Does not preclude agriculture on-site or surrounding areas







Jana
Johnston
Photography
www.JanaJohnstonPhotography.com













Summary

- CEQA review – Properly mitigated to LTS
- Allowed use w/ Use Permit in AG zone
- Unanimously approved by Planning Commission
- No unmapped streams
- Does not preclude agriculture on- or off-site
- No loss of agricultural land
- Provides a valuable service to our community
- Positive economic impact to area
- Use Permit provides proper mitigations and an enforcement mechanism



Highway 20

Cattle Drive