

**County of Nevada, Notice of Appeal and Supporting Statement  
Nevada County Code Section 12.05.120**

(Attachment to Appeal Form: Land Use Appeals Form per NCC 12.05.120,  
submitted concurrently herewith and incorporated by reference into said form.)

<b>To:</b>	Clerk of the Board of Supervisors, County of Nevada
<b>Address:</b>	Eric Rood Administrative Center, 950 Maidu Avenue, Nevada City, California 95959
<b>Appellants and Appellants' Property:</b>	<ol style="list-style-type: none"> <li>1. Dr. Jesse L. Wobrock, Ph.D. and Julie Wobrock, 16346 Valley View Road, Truckee;</li> <li>2. Carla and Edward Sammis, 16505 Valley View Road, Truckee;</li> <li>3. Sandy Korth, 17164 Upper Valley View Road, Truckee;</li> <li>4. Bryant Bergot, 16922 Valley View Road, Truckee;</li> <li>5. Michael and Jennie Byrne, 16626 Valley View Road, Truckee;</li> <li>6. Alexis Ollar, Executive Director, Mountain Area Preservation;</li> </ol>
<b>Project Proponent / Applicant:</b>	Dan Irish, 17031 LLC, Austin Ridge Events
<b>Project Site:</b>	17031 Austin Way, Truckee, California 96161
<b>Assessor's Parcel Number:</b>	049-060-012
<b>County File Numbers:</b>	PLN25-0137; OEA25-0001; PFX26-0001
<b>Project Name:</b>	Austin Ridge Outdoor Events Center Project – Outdoor Events Application & Petition for Exceptions to Road Standards
<b>Challenged Decision:</b>	April 29, 2026 Notice of Conditional Approval approving an Outdoor Event Application and Petition for Exceptions to Road Standards for up to eight outdoor events between May 8, 2026 and May 8, 2027
<b>Appeal Deadline Stated in Approval:</b>	Monday, May 11, 2026, by 5:00 p.m.

Ethan J. Birnberg\*  
Kelley R. Carroll\*†  
Sara D. Davidson  
Steven C. Gross\*  
Brian C. Hanley\*  
Traci S. Mason  
Irina Naduhovskaya  
Erica L. Shepard\*†



James E. Simon  
Ravn R. Whittington\*  
David W. Wolfe\*

\* Also licensed in Nevada  
◇ Also licensed in Colorado and Wyoming  
† Certified Specialist in Estate Planning, Trust & Probate Law (California Board of Legal Specialization)

RECEIVED

MAY 11 2026  
ec:coco  
NEVADA COUNTY  
BOARD OF SUPERVISORS  
12:45pm

May 11, 2026

**VIA PERSONAL DELIVERY**

Nevada County Board of Supervisors,  
Eric Rood Administrative Center  
950 Maidu Avenue, Ste 200  
Nevada City, CA 95959

*Re: Notice of Appeal — Austin Ridge Outdoor Events Center Project County  
Files: PLN25-0137; OEA25-0001; PFX26-0001  
APN 049-060-012  
Project Address: 17031 Austin Way, Truckee, CA 96161*

Dear Members of the Board:

Enclosed, please find the Notice of Appeal and Supporting Statement filed by residents of the Martis Peak homeowners' association whose properties are affected by the County's Conditional Approval of the project mentioned above. The residents appealing the County decision are Dr. Jesse L. Wobrock, Ph.D., and Julie Wobrock, at 16346 Valley View Road, Truckee; Carla and Edward Sammis, at 16505 Valley View Road, Truckee; Sandy Korth, at 17164 Upper Valley View Road, Truckee; Bryant Bergot, at 16922 Valley View Road, Truckee; and Michael and Jennie Byrne, at 16626 Valley View Road, Truckee.

Mountain Area Preservation (MAP) is a local nonprofit organization dedicated to preserving the region's mountain character and natural environment for current and future generations. It has standing to appeal the County's decision based on its nonprofit mission.

Appellants appeal the Planning Agency's April 29, 2026, Notice of Conditional Approval for the Austin Ridge Outdoor Events Center Project in its entirety. The grounds for the appeal, supporting arguments, and requested relief are detailed in the enclosed Supporting Statement. A check in the amount of \$1975.80 is also included as payment for the appeal fee, in accordance with the Nevada County fee schedule.

Appellants respectfully request written confirmation that the appeal has been received, that the stay of approval under Section 12.05.120(E) is in effect, and that no event, permit activity, or implementation action may proceed while the appeal is pending.

If you have any questions, please contact the Porter Simon offices.

Respectfully submitted,

PORTER SIMON  
Professional Corporation

*I. Naduhovskaya*

IRINA NADUHOVSKAYA  
[irina@portersimon.com](mailto:irina@portersimon.com)

IN:

Cc: Clients.

Enclosure(s): Notice of Appeal and Supporting Statement; Appeal Fee Check; Agreement to Pay additional fees; Exhibits A through I.



COUNTY OF NEVADA  
COMMUNITY DEVELOPMENT AGENCY  
950 MAIDU AVENUE, SUITE 170, NEVADA CITY, CA 95959-8617  
(530) 265-1222 FAX (530) 265-9854 http://www.mynevadacounty.com

NEVADA COUNTY  
BOARD OF SUPERVISORS  
12:45pm

Agricultural Commissioner Building Department Environmental Health Planning Department Dept. of Public Works

**AGREEMENT TO PAY**

Nevada County Community Development Agency fees are based on Board of Supervisor approved fee schedules. Hourly fees and fees for services in excess of a minimum fee collected, including re-inspections, are billed to the applicant based on the Board approved fee schedule in effect at the time the work is performed by staff. This *Agreement To Pay* form must be signed and original signatures submitted to the NCCDA along with the completed permit forms and the initial payment of fees. Copies of current fee schedules are available from our Customer Service Staff or on the web at <http://www.mynevadacounty.com>

I/We understand that the NCCDA will bill as services are rendered, and I/We agree to pay such billing within thirty (30) days of the mailing of such billing for the project/permit. If payments on outstanding invoices are not made within thirty (30) days after the date of the invoice, County staff may cease work on the project until the required payment is made, subject to any other provisions of the law. All fees must be paid prior to the granting of any permits, approvals, or any land use entitlement for which services are required. The collection of fees, however, does not guarantee the granting of any permits, approvals, or land use entitlements for which I/We are applying.

**Site Information:**

*(Property subject to appeal)*

**Invoices and/or notices to be mailed to:**

APN: 049 - 060 - 000	Name: Julie Wobrock
Property Owner/Business Name (if applicable): Austin Ridge	Address: 16346 Valley View Rd
Address: 17031 Austin Way Truckee, CA 96161	Truckee, CA 96161
	Telephone: 805-202-1212
Email:	Email: juliewobrock@gmail.com

I would like to opt out of receiving County emails related to this project.

NCCDA Staff is authorized to consult with necessary governmental agencies and the following individuals concerning this project: \_\_\_\_\_

*I certify under proof of perjury that I am the property owner or that I am authorized to enter into this fee agreement on his/her behalf. I have read the conditions concerning Nevada County Community Development Agency Fees and I understand that in the event that the billing party I have indicated does not pay required fees, I will be responsible for payment. I further agree to advise the department in writing should I no longer be associated with the above referenced project/property, rendering this agreement invalid as of the change of the date that the letter is received by the Nevada County Community Development Agency.*

*Julie Wobrock* Dated: 5/16/26 CDL# B5395861  
Signature Julie Wobrock Tel #: 805-202-1212  
Printed Name

**THIS SECTION FOR OFFICE USE ONLY**

Service: _____	Program: _____	Job No: _____
DPW #: _____	Project File #: _____	Billing Code: _____
Amount Collected: \$ _____	Receipt #: _____	Date of Receipt: _____
Service: _____	Program: _____	Job No: _____
DPW #: _____	Project File #: _____	Billing Code: _____
Amount Collected: \$ _____	Receipt #: _____	Date of Receipt: _____

OFFICIAL RECEIPT  
COUNTY of NEVADA

687891

RECEIVED FROM Porter Simon - Professional Corp. DATE May 11 20 26

ADDRESS 40200 Truckee Airport Rd.

Truckee, CA 96161 DOLLARS \$ 1,975.80

FOR Appeal to BOS, PLN25-0137, OEA25-0001, PFX26-0001

HOW PAID	
CASH	
CHECK	<u>1,975.80</u>

COUNTY DEPARTMENT Clerk of Board

RECEIVED BY [Signature]

PORTER SIMON  
PROFESSIONAL CORPORATION  
40200 Truckee Airport Rd #1  
Truckee, CA 96161  
530-587-2002

PLUMAS BANK  
11638 Donner Pass Road  
Truckee, CA 96161  
90-3828/1211

81181

05/07/2026

PAY TO THE ORDER OF County of Nevada

\$\*1,975.80

One thousand nine hundred seventy-five and 80/100\*\*\*\*\*

DOLLARS

PROTECTED AGAINST FRAUD

County of Nevada

MEMO Jesse Wobrock - 48834-00001

⑈081181⑈ ⑆12138288⑆ 151000322⑈

Porter Simon, Professional Corporation  
05/07/2026 County of Nevada

81181

Filing Fee for Appeal

1,975.80

Firm:Plumas Bank Operating

Jesse Wobrock - 48834-00001

1,975.80

Porter Simon, Professional Corporation  
05/07/2026 County of Nevada

81181

Filing Fee for Appeal

1,975.80

PAYMENT  
RECORD

Firm:Plumas Bank Operating

Jesse Wobrock - 48834-00001

1,975.80



10529



105291



Rev 6/21

© 2021 INTUIT INC. 1-800-33-8810

Details on Back Intuit® CheckLock™ Secure Check

RECEIVED

MAY 11 2026

cc: COCO  
NEVADA COUNTY  
BOARD OF SUPERVISORS  
12:45pm

**COUNTY OF NEVADA**

(Attach pages if needed)

**APPEAL TO BOARD OF SUPERVISORS**  
(Per Nevada County Code section 12.05.120)

Any applicant or interested party may file an appeal with the Board of Supervisors requesting review of any final action taken by Various County Agencies. Such appeal shall be filed with the Clerk of the Board of Supervisors within **ten (10) calendar days** from the date of the Agency's Action, except amendments to the General Plan or Zoning Ordinance, which shall be filed within **five (5) calendar days**. (If the final calendar day falls on a weekend or holiday, then the deadline is extended to the next working day.) Filing shall include all information requested herein and shall be accompanied by the appropriate filing fee. The statements (required below) must contain sufficient explanation of the reasons for and matters being appealed in order to facilitate the Board of Supervisors initial determination as to the propriety and merit of the appeal. Any appeal which fails to provide an adequate statement may be summarily denied. The filing of such an appeal within the above stated time limit shall stay the effective date of the action until the Board of Supervisors has acted upon the appeal.

I. APPEAL: I/We, the undersigned, hereby appeal the decision/recommendation of the

Community Development Agency, Planning Department

Agency Name

April 29, 2026

PLN25-0137; OEA25-0001; PFX26-0001

Agency File No.

Date of Decision

PLANNING AGENCY DECISIONS:

- \_\_\_\_\_ Environmental Impact Report  
19.01.200 California Environmental Quality Act; County CEQA Guidelines and Procedures; Appeals of the Adequacy of the EIR
- \_\_\_\_\_ Floodplain Management Regulations (Floodplain Administrator)  
18.01.040 Floodplain Management Regulations; Administration
- \_\_\_\_\_ Historic Preservation Combining District  
12.02.072 Zoning Regulations; Zoning Districts; HP Combining District
- \_\_\_\_\_ Inoperable Vehicles  
12.05.200 Zoning Regulations; Administration and Enforcement; Abatement and Removal of Inoperable Vehicles
- \_\_\_\_\_ Land Use Applications  
12.05.000 Zoning Regulations; Administration and Enforcement
- \_\_\_\_\_ Negative Declaration  
19.01.120 California Environmental Quality Act; County CEQA Guidelines and Procedures; Negative Declaration
- \_\_\_\_\_ Rules of Interpretation  
12.01.040 Zoning Regulations; General Provisions; Rules of Interpretation

PUBLIC WORKS DECISIONS:

\_\_\_\_\_ Roadway Encroachment Permit  
16.05.160 General Regulations; Regulating Roadway Encroachments;  
Appeals

CDA DECISIONS:

X \_\_\_\_\_ Outdoor Events  
10.16.080 Public Lands, Waterways, and Watercraft; Special and  
Outdoor Events; Processing Application; Bonds; Appeals.

FIRE AGENCY DECISIONS:

\_\_\_\_\_ Fee Assessments (Fire Protection District)  
17.02.060 Mitigation and Development Fees; Fire Protection  
Development Fees; Appeal from Fee Assessment

\_\_\_\_\_ Fire Safety Regulations; General Requirements (Fire Safety Reg. Hearing Body)  
4.02.070 Fire Safety Regulations; General Requirements; Appeals

\_\_\_\_\_ Hazardous Vegetation Abatement (Local Fire Official)  
4.01.090 Fire Safety Regulations; Hazardous Vegetation and  
Combustible Materials Abatement; Appeals Process (No Fee to File  
Appeal)

ENVIRONMENTAL HEALTH DECISIONS:

\_\_\_\_\_ Sewage Disposal (Sewage Disposal Technical Advisory Group)  
15.01.180 Sanitation; Sewage; Appeals

\_\_\_\_\_ Water Supply and Resources (Health Officer)  
15.05.180 Sanitation; Water Supply and Resources, General  
provisions; Appeal Procedures

List All Agency Action(s) Taken That Are Being Appealed: (PLN-25-0137; OEA25-0001; PFX26-0001)

Conditional Approval of Austin Ridge Outdoor Events Center Project, including the Outdoor  
Events Application and Petition for Exceptions to Road Standards, and all related  
departmental determinations, findings, and approvals underlying or incorporated into that  
conditional approval. A detailed explanation of agency actions being appealed is set forth  
in the attached appeal letter, which is incorporated by reference.

II. STATEMENT OF THE REASONS FOR THE APPEAL:

The approval is inconsistent with the County Land Use and Development zoning ordinance and  
unsupported by the record because the project constitutes an ongoing commercial event use  
requiring discretionary land use review; road and access findings are inadequate, and the approved  
use will create substantial neighborhood, safety, environmental, and nuisance impact. A detailed





VII. NOTICE: (Multiple appellants should select one representative for purposes of notice.

All notices to appellant(s) should be mailed to: (Please Print)

Irina Naduhovskaya irina@portersimon.com	40200 Truckee Airport Rd #1, Truckee, CA 96161	530-287-9178
<u>(Name/Representative)</u>	<u>(Mailing Address)</u>	<u>(Telephone)</u>

Appellant:

	
<u>(Sign)</u>	

Dated: May 11, 2026

Dr. Jesse and Julie Wobrock  
(Print)

FOR OFFICE USE ONLY

\$1,975.80  
Filing Fee

May 11, 2026  
Date Filed

Blaine Inglis  
Blaine Inglis  
Received By

Appeal form to be returned to: Nevada County Board of Supervisors Office, Eric Rood Administrative Center, 950 Maidu Avenue, Nevada City, CA 95959-8617. (530) 265-1480

**County of Nevada, Notice of Appeal and Supporting Statement  
Nevada County Code Section 12.05.120**

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## I. NOTICE OF APPEAL

PLEASE TAKE NOTICE that Dr. Jesse L. Wobrock, Ph.D. and Julie Wobrock, Carla and Edward Sammis, Michael and Jennie Byrne, Bryant Bergot, and Sandy Korth are interested parties and nearby property owners affected by the above-described project, hereby appeal to the Nevada County (“County”) Board of Supervisors (the “Board”) the Planning Agency's conditional approval of the commercial wedding venue Austin Ridge Outdoor Events Center (“Austin Ridge Events”), including the Outdoor Event Application (“Application”) and Petition for Exceptions to Road Standards for 17031 Austin Way, Truckee, California, APN 049-060-012, County File Nos. PLN25-0137; OEA25-0001; PFX26-0001. The Notice of Conditional Approval (“Notice of Conditional Approval”) was issued by the Nevada County Planning Department on April 29, 2026. (Exhibit A. Notice of Conditional Approval, dated April 29, 2026.)

This appeal is filed pursuant to Nevada County Code Section 12.05.120, and identifies the project, the challenged Planning Agency action, the reasons for the appeal, the provisions being appealed, the changes or action requested from the Board of Supervisors, a summary of the appellants’ arguments, and identifies the appellants. Appellants request that this appeal be accepted as timely, that the effective date of the Planning Agency's action be stayed pending final action by the Board of Supervisors, and that the Board set the matter for a public hearing and conduct a de novo review under Section 12.05.120. If this appeal is upheld, the appellants respectfully request the refund of their appeal fee pursuant to Section 12.05.120(M).

## II. INTRODUCTION

This appeal raises a critical question: can the County's land-use and code-enforcement system effectively stop an operator who has demonstrated consistent and deliberate noncompliance, chooses to operate first and seek approval later, and exploits the administrative process for personal financial gain at the expense of neighboring residents and public safety?

Since at least 2021, the operator of Austin Ridge Events has operated a commercial event business on agriculturally zoned land without land use approval, an outdoor event permit, or any application. Despite two formal enforcement citations and a conditional approval that expressly required road improvements before any event could proceed, Austin Ridge Events held an unpermitted event on May 1, 2026—before the appeal period had even expired.

This is not accidental noncompliance. It is a deliberate operating model: act first, seek approval later, and test whether the County's enforcement system will ultimately ratify what was never authorized. So far, that model has worked. Four years of unpermitted

commercial operations, two violation notices, two missed deadlines, and—ultimately—a conditional approval that the operator promptly violated.

The Board has the authority, and the responsibility, to stop this blatant disregard for public safety and intentional violations of Nevada County zoning laws. The Nevada County Code exists to protect public safety, preserve agricultural land, and ensure that neighbors have a meaningful voice in how their community develops. Those protections are only as strong as the County's ability to enforce them. Appellants respectfully ask the Board to grant this appeal and make clear that the County's permitting and enforcement process is not a system to be gamed.

### III. STANDING AND TIMELINESS

**Standing.** Appellants are interested parties within the meaning of Nevada County Code Section 12.05.120(C). They own property and reside within the Martis Peak residential community, in close proximity to the Project site. Appellants use the same residential private access road network affected by the County approval and are adversely affected by the Project's significant impacts on traffic, noise, lighting, security, wildfire evacuation, emergency access, roadway maintenance, nuisance, and land-use compatibility within the Martis Peak residential community.

**Timeliness.** The Planning Agency issued the challenged Notice of Conditional Approval on April 29, 2026. The Notice states that the decision is not final until expiration of the ten-day appeal period and identifies the appeal deadline as Monday, May 11, 2026, by 5:00 p.m. (Exhibit A, p. 5, ¶ A.15.) Pursuant to the instructions on the Appeal Form, this Appeal and supporting statements and documents are being delivered personally to the offices of the Nevada County Board of Supervisors, Rood Administrative Center, 950 Maidu Avenue, Suite 200, Nevada City, CA 95959-8617, on Monday, May 11, 2026, accompanied by the required County appeal fee and Agreement to Pay.

**Stay of Approval.** Under Nevada County Code Section 12.05.120(E), the timely filing of this appeal stays the effective date of the Planning Agency's approval until the Board of Supervisors acts on the appeal. Appellants respectfully request written confirmation from the County Clerk and Planning Department that no event, permit activity, construction authorization, or implementation action may proceed under the Notice of Conditional Approval while this appeal is pending. Confirmation can be sent to the person designated for the purpose of notice in this matter: Irina Naduhovskaya, Porter Simon, PC, 40200 Airport Road, Suite 1, Truckee, CA 96161; [irina@portersimon.com](mailto:irina@portersimon.com).

#### IV. PROJECT IDENTIFICATION AND CHALLENGED DECISION

**Project Identification.** The project is a commercial wedding venue identified in the Notice of Conditional Approval as the Austin Ridge Outdoor Events Center Project, consisting of an Outdoor Events Application and Petition for Exceptions to Road Standards for the property located at 17031 Austin Way, Truckee, California 96161, APN 049-060-012, County File Nos. PLN25-0137; OEA25-0001; PFX26-0001. The Notice of Conditional Approval authorizes Austin Ridge Events to hold up to eight events between May 8, 2026, and May 8, 2027, with up to 150 attendees, amplified music, shuttle bus services, 50-car on-site parking, outdoor lighting, sanitary facilities, catering, alcohol service, and related commercial event operations.

**Challenged Planning Agency Action.** Appellants appeal the Planning Agency's Notice of Conditional Approval in its entirety, including but not limited to: (a) approval of the Outdoor Event Application; (b) approval of the Petition for Exceptions to Road Standards; (c) the determination that the project may proceed through an administrative outdoor event permit process rather than discretionary use permit review; (d) the findings supporting roadway exceptions and fire-safe access; (e) the conditions of approval; (f) any CEQA determination, exemption, or conclusion that no further environmental review is required; and (g) any determination that the project is compatible with the site's zoning, surrounding residential and agricultural uses, and applicable County standards.

**Record Materials Supporting Appeal.** Appellants rely on the project record, including but not limited to the Project Application, the April 29, 2026 Notice of Conditional Approval, the November 19, 2025 and March 26, 2026 Incomplete Determination Letters, Department of Public Works memoranda, Fire Marshal comments, the Petition for Exceptions to Road Standards and supporting materials, code compliance materials regarding unpermitted commercial event operations at 17031 Austin Way, prior written objections submitted by Appellants and other residents, and all materials referenced or incorporated in the conditional approval. Appellants also rely on the Supplemental Technical Report by Shatec Engineering Consultants, LLC, commissioned by Appellants, attached hereto as Exhibit H and incorporated herein. Appellants have also attached letters from neighbors, Coldwell Banker Realty, and Mountain Area Preservation in support of this appeal.

#### V. BRIEF STATEMENT OF FACTS

Austin Ridge Events is a commercial events venue, located in the Martis Peak Homeowners Association on a parcel zoned AG-20 (General Agricultural). Since approximately 2021, Austin Ridge Events has conducted commercial event operations in the Martis Peak residential community without land use approval, and, more recently, has

conducted such events with knowledge of the fact that the commercial event operations were in direct violation of Nevada County Notice of Conditional Approval.

On August 25, 2025, the Nevada County Code Compliance Department issued a Notice of Violation for an unpermitted structure and home business, citing "Section 12.03.070 – Churches, Community Meeting and Social Event Facilities, Residential property being used as a Special Events Venue" and directing the applicant to "apply for and have granted a use permit for all activities outside of allowable use for that zoning." The compliance deadline in the Notice of Violation was September 26, 2025. (Exhibit B, County Violation Warning Letters.) The owners failed to meet that deadline. Following a reinspection on October 15, 2025, the County issued a Citation Warning Letter establishing a second compliance deadline of November 15, 2025. (Exhibit B.)

On approximately October 27, 2025, Austin Ridge Events submitted an Application for Outdoor Events to the County Planning Department. (Exhibit C, 17031 LLC Outdoor Event Permit Application – Wedding Venue<sup>1</sup>.) The County issued two Incomplete Determination Letters, one in November 2025 and one in March 2026. (Exhibit D, Incomplete Determination Letter, November 19, 2025; Exhibit E, Incomplete Determination Letter, March 26, 2026.) After several resubmittals by Austin Ridge Events, the County issued a Notice of Conditional Approval on April 29, 2026, approving the Austin Ridge Events project as identified above. (Exhibit A.) The Notice of Conditional Approval states that the permit is not valid until the appeal period ends on May 11, 2026, and that all conditions of the approval must be met prior to the first event, including paving a certain part of the road leading to the Austin Ridge Events venue. (Exhibit A, p. 5, ¶ A.15, and p. 7.)

On May 1, 2026, Austin Ridge Events held another unpermitted event before the appeal period expired and before satisfying the road paving condition required as a prerequisite to any event. (Exhibit F, May 1, 2026, Event Photos.)

Despite numerous warnings and conditions imposed by the County, Austin Ridge Events has operated and continues to operate a commercial event venue in violation of the Nevada County Land Use and Development Code (LUDC) and in defiance of the County's permitting and enforcement process.

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<sup>1</sup> Partial Application record is attached. The complete Austin Ridge Events Application is on record with the County Planning Department.

## VI. SPECIFIC PROVISIONS AND ASPECTS APPEALED

**Improper Project Classification.** Appellants appeal the Planning Agency's classification of the Project as an outdoor event permit eligible for administrative approval. The Project is a permanent commercial venue and should be classified as a recurring commercial land use requiring discretionary review, a public hearing, complete CEQA evaluation, and a use permit or equivalent land use entitlement under the Nevada County Land Use and Development Code.

**Incompatible Use on Agricultural Zoning.** Appellants appeal the approval of a commercial outdoor events venue on property zoned AG-20 (General Agricultural). The Austin Ridge Events Center operates as a regular, revenue-generating business, with purpose-built structures, not an occasional or incidental outdoor special event under Chapter 16 of Nevada County LUDC. This activity conflicts with the purpose of agricultural zoning and the residential character of the Martis Peak neighborhood and should be assessed accordingly under Section 12.03.070 – Churches, Community Meeting & Social Event Facilities.

**Road Standard Exceptions.** Appellants appeal the approval of the Petition for Exceptions to Road Standards, including exceptions from required road standards, including road width, shoulder width, surface material, grade, gate width, and fire-safe access. These exceptions individually and collectively compromise safe ingress and egress for guests, residents, and emergency responders to more than 70 residential homes in the Martis Peak neighborhood.

**Inadequate Traffic Analysis.** Appellants appeal the adequacy of the Project's traffic analysis on multiple grounds: reliance on annualized average daily traffic figures rather than peak event conditions; failure to analyze arrival and departure traffic during events; failure to evaluate the full access route from Glenshire Drive through the private gated road network to the Project site; and failure to assess traffic conflicts, gate queuing, emergency vehicle access conflicts, and cumulative roadway degradation of the 4.5 miles of private road paid for and maintained by the surrounding residential community via the Martis Peak Homeowners Association.

**Inadequate Fire, Emergency Access, and Evacuation Review.** Appellants appeal the adequacy of the fire and emergency access review. The Project lacks a site-specific Emergency Services and Fire Safety Plan that addresses wildfire evacuation for event guests, vendors, staff, and neighboring residents, as well as a simultaneous inbound emergency vehicle access—all of which depend on a constrained and narrow private road network with no alternative egress and no roadway shoulders in key choke points of the private road network.

**Inadequate Review of Neighborhood Impacts.** Appellants appeal the adequacy of review for noise, lighting, security, alcohol-related risks, and nuisance impacts on appellants' properties, and other properties in the Martis Peak Homeowners Association. The approval fails to adequately protect adjacent residents' quiet enjoyment, privacy, and neighborhood compatibility.

**Improper or Absent CEQA Review.** Appellants appeal any express or implied determination that the Project is exempt from environmental review under CEQA, including any reliance on a categorical exemption, ministerial characterization, or similar finding. The Project's potential impacts on traffic, emergency access, wildfire evacuation, noise, air quality, lighting, biological resources, water quality, roadway degradation, and cumulative venue operations require full environmental analysis.

**Inadequate Conditions of Approval.** Appellants appeal all conditions of approval to the extent they: fail to mitigate or avoid the Project's identified impacts; fail to require compliance before any event is authorized to occur; and fail to establish adequate monitoring and enforcement mechanisms.

## VII. REASONS FOR APPEAL

### **GROUND 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.

The County's 2025 Notices of Violation characterize the use explicitly, citing "Section 12.03.070 – Churches, Community Meeting and Social Event Facilities, Residential property being used as a Special Events Venue" and directing the applicant to "apply for and have granted a use permit for all activities outside of allowable use for that zoning." (Exhibit B.) The Department of Public Works memorandum dated April 27, 2026, prepared by the County's Senior Civil Engineer and incorporated into the Notice of Conditional Approval, describes the project as authorization for "up to eight (8) paid wedding events" and expressly characterizes the proposed use as commercial. (Exhibit A, DPW Memo, p. 9.) The applicant's own Petition for Road Standards Exception identifies 17031 Austin Way as the home of Austin Ridge Events and acknowledges that the permit is necessary to preserve an "existing use"—confirming that commercial operations were ongoing before any approval was sought. (Exhibit A, Petition for Exception, p. 17, ¶ 2.) The approved site plan incorporated into the conditional approval is stamped "Austin Ridge Est. 2021,"

establishing on the face of the approval record that the venue has operated commercially since 2021, four years before any application was submitted. (Exhibit A, Site Plan, p. 34.) The Austin Ridge Events website (<https://austinridge.events>) describes the property as a "premier boutique event space in Truckee" with "sophistication and charm in our meticulously designed indoor venues," and offers event packages—a straightforward commercial solicitation. (Exhibit G, Austin Ridge Events Website Screenshots.)

The property has been developed with permanent structures purpose-built for large-scale events. This is not a temporary or incidental use—it is the primary purpose of the property. The Application lists the property owner's address as Beaverton, Oregon, raising serious doubts that the property serves any legitimate residential purpose and further confirming that Austin Ridge operates exclusively as a commercial event venue.

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.

The annual approval structure compounds the problem. The approval runs from May 8, 2026, to May 8, 2027, and contemplates successive annual renewals. Each renewal would allow the applicant to incrementally entrench a permanent commercial venue while bypassing the scrutiny—discretionary review, public hearing, environmental analysis—that a permanent land use entitlement would require. This is precisely the kind of piecemeal approval the LUDC's discretionary review process is designed to prevent.

## **GROUND 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 operational reality of Austin Ridge Events is not an occasional or incidental gathering incidental to an agricultural or residential use. Here, it's unclear whether the Austin Ridge Events venue has any residential or agricultural use at all; it is solely a recurring, revenue-generating events business—operating under a commercial name, marketing paid wedding and celebration packages, and conducting large-scale commercial events on a property developed with permanent structures purpose-built for such events. The Department of Public Works, the Austin Ridge Events Application materials, and public advertising acknowledge the venue's commercial nature. These are not indicia of incidental use; they

are the hallmarks of an established commercial business operating on agriculturally zoned land without the entitlement required for that use.

California zoning law requires that agencies evaluate the property's actual use, not merely the label on an application. In a permissive zoning framework, uses not listed or expressly authorized may not be indirectly approved through a less demanding permit path. The outdoor event permit process was not designed to authorize permanent commercial event venues on agricultural land — it was designed to accommodate occasional, temporary gatherings that are incidental to and compatible with the underlying land use.

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.

### **GROUND 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 of 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 .75 miles near the Austin Ridge Events, which does not cure these deficiencies for commercial event traffic, emergency response, or evacuation.

The traffic analysis compounds the problem. Rather than analyzing actual event-day impacts, the approval erroneously relies on an annualized average daily trip calculation impact by annualizing the eight (8) events of 80 trips each. This methodology obscures the concentrated impact of event-day traffic on a narrow private road serving a small number of residences during a summer weekend. It also does not evaluate the impact of the total of 640 trips in the three summer months when the events are scheduled. A legally adequate analysis must evaluate peak arrival and departure periods, gate queuing, opposing-vehicle conflicts, shuttle and vendor movements, nighttime departures, road degradation, and alcohol-related safety risks along the full 4.5-mile route. The paving condition addresses only approximately 0.75 miles of steep unpaved road, while core samples reveal the existing paved portions have a base depth of just 3 to 4.5 inches — well below the required 6-inch minimum—a subsurface deficiency the approval does not address. (Exhibit A, DPW Memo, p. 9.)

The roadway exception findings are equally unsupported. The approval's central factual assertion—that "94% of the travel way from Glenshire Drive to the site is within standard"

—originates exclusively from the applicant's own engineer and was adopted without independent County verification. (Exhibit A, p. 1.) However, the figure measures linear distance only, without accounting for the severity or location of deficiencies. In fact, the non-compliant segments of the road include grades of up to 15.4%—the steepest and most dangerous portions of the route. The County waived width, surfacing, and grade standards on the basis that turnouts provide the "same practical effect," without any analysis of whether turnouts adequately serve commercial event traffic, emergency vehicle access, or simultaneous outbound evacuation and inbound fire response at key choke points.

The gate exception is no better supported: the applicant's own engineer acknowledges the Martis Peak Road private gate opening of 18 feet does not meet required standards, and the sole justification is that the gate sits on property the applicant does not own. The inability to meet a required standard due to lack of property rights is not a finding of "same practical effect"—it is an acknowledgment that the required standard cannot be met. Finally, the approval contains no analysis of operating speeds on grades exceeding 14%, despite relying on shuttles as the primary ingress/egress and evacuation mechanism for 150 guests along a 4.5-mile private narrow road posted with a 25-mph speed limit.

#### **GROUND 4: The Approval Fails To Demonstrate Adequate Wildfire Evacuation And Emergency Response Planning**

The project would concentrate up to 150 attendees, plus vendors and staff, 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. In the Truckee region's wildfire environment, the combination of a large nearby transient population, the Martis Peak community abutting hundreds of acres of dense forestland along a wind-prone ridgeline, a single substandard ingress/egress access route, and the absence of a site-specific emergency plan creates serious, unanalyzed risk.

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." (Exhibit A, p. 2.) This is not an evacuation plan—it is an assumption that evacuation will be orderly, that shuttles can possibly carry 150 guests without the need to take multiple trips back and forth along a winding, narrow, 4.5 mile private road posted with a 25 MPH speed limit, and that shuttles can safely navigate grades exceeding 14% while fire apparatus moves inbound on the same substandard road with no shoulders in key parts. The record contains no analysis of shuttle capacity, evacuation timing, inbound emergency vehicle coordination, or the feasibility of simultaneous outbound evacuation and inbound fire response.

The Fire Marshal's conditions do not include any specific wildfire evacuation requirements for events. (Exhibit A, Fire Marshal Conditions, p. 6.) They focus on fire extinguisher placement, defensible space, and building code compliance—standard residential requirements that could apply to any structure. None of the conditions address guest evacuation procedures, emergency communications, or the unique challenges of evacuating 150 anxious and likely intoxicated guests unfamiliar with the area via a single, narrow, winding 4.5-mile route during a wildfire. The lack of a site-specific Emergency Services, Fire Safety, and Evacuation Plan, reviewed and approved by all responsible agencies before any event approval, is a fundamental and independently sufficient reason for denial.

The Notice of Conditional Approval states that the 22,000-gallon on-site swimming pool will serve as a water source in the event of a fire at the project. (Exhibit A, p. 3.) A residential swimming pool is not a pressurized fire suppression system—it lacks the flow rate, pressure, or reliable access that fire trucks need, and the approval contains no analysis of whether pool access is feasible during a wildfire emergency. With the nearest CalFire cistern approximately 1 mile away on Martis Peak Road, the project site is effectively dependent on a residential pool as its primary fire suppression resource. 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.

#### **GROUND 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. Critically, it does not analyze the cumulative effect of concentrating eight annual events within the three summer months. The approved event schedule reflects that eight (8) of thirteen (13) summer weekends would host events—a density of commercial activity that bears no resemblance to the occasional, incidental gathering the outdoor event permit process is designed to accommodate. (Exhibit C, 17031 LLC Permit Application – Wedding Venue, p. 2.)

The notification condition compounds this failure. Given the configuration of this private road network, residents who live beyond 500 feet from the property boundary but who

share the same access road are directly and materially affected by every event through traffic, gate activity, noise, dust, and security impacts — yet receive no advance notice and have no ongoing mechanism for objection or input.

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. Every additional vehicle trip, including heavy vendor trucks and packed shuttle buses, generated by a commercial event at Austin Ridge, degrades the infrastructure that neighboring residents pay to maintain on a private road that was not designed nor intended for commercial use. The approval imposes no condition requiring the applicant to contribute to road maintenance, repair accelerated wear from commercial event traffic or compensate the private road network's owners for the burden this use places on their shared investment. This is precisely why the discretionary review process for land use permits exists—a use permit requires analysis of access adequacy, imposes conditions to protect affected neighbors, and, critically, requires that a commercial use be connected to a public road capable of supporting it. By approving this commercial operation through an administrative outdoor event permit rather than a use permit, the County has authorized a private business to profit from a venue while shifting the infrastructure costs and safety risks of that business onto the private road network and the residential neighbors who fund and maintain it.

#### **GROUND 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 of 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 of unpermitted commercial operations raises serious doubt about whether the conditions of approval will be enforced any more rigorously going forward. Essential feasibility and safety determinations—including road adequacy, emergency access, and evacuation

planning—should have been resolved before approval was granted, not deferred to post-approval compliance with no guaranteed enforcement backstop. A permit structure that relies on self-certification of a business that has repeatedly held commercial events in violation of County Codes, provides no event-by-event oversight, and has already demonstrated an inability to respond to neighbor complaints, is a framework for allowing ongoing harm.

**GROUND 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 a temporary or ministerial activity. A full environmental analysis is required before any approval may lawfully issue.

The CEQA obligation is particularly acute here because the project's impacts are not isolated to a single event—they are cumulative, recurring, and reasonably foreseeable. CEQA requires analysis of the whole action, including reasonably foreseeable future consequences that flow directly from the initial approval. The annual permit structure does exactly what CEQA's piecemealing prohibition is designed to prevent: it fragments a permanent commercial operation into successive one-year approvals to intentionally avoid triggering the environmental scrutiny the whole project requires. A proper environmental review would analyze traffic and circulation, wildfire evacuation feasibility, emergency access on a substandard private road network, noise impacts across eight annual events concentrated in three summer months, cumulative roadway degradation on privately maintained infrastructure, impact on plant and wildlife, and the reasonably foreseeable continuation of Austin Ridge Events as an ongoing commercial venue. None of these analyses appears in the record. The Board must require a full CEQA review before approving this project or any substantially similar annual renewal.

**GROUND 8: Grounds for Denial Based On The Applicant's History Of Material Violations**

The Community Development Agency has broad authority to deny or revoke any outdoor event permit for just cause under Section 10.16.120, and the record here provides substantial grounds to exercise that authority.

Nevada County Code Section 10.16.120(C) provides that a finding that an applicant has materially violated or defaulted in the performance of any provision of the Code, or that a property has a history of material violations, "shall constitute just cause for denying or

revoking, ... any other permits for future outdoor events." The Board should exercise that authority here.

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.

The violations did not stop there. On May 1, 2026, Austin Ridge held an unpermitted event while this appeal was pending and before satisfying the road improvement conditions required as a prerequisite to any event under the conditional approval. 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. Separately, Section 10.16.080(A) authorizes issuance of an outdoor event permit only upon a finding that "the outdoor event can be conducted in a manner which will not jeopardize the public's health, safety, and welfare." Given the road deficiencies, the absence of a site-specific evacuation plan, and the applicant's ongoing pattern of non-compliance, that finding is not supported by this record.

## VIII. CONCISE ARGUMENT SUMMARY

The Board should reverse the Approval because it authorizes the wrong kind of use, through the wrong kind of process, on the wrong kind of road, without the fire, safety, and environmental impact review the law requires.

**Permit Classification and Zoning.** The project is not a handful of temporary outdoor events incidental to a residential or agricultural use. It is a recurring commercial events business operating under the name Austin Ridge Events, conducted on a property developed with permanent structures purpose-built for large-scale commercial events, such as weddings. The County's own record describes paid wedding events and an outdoor events venue, and the applicant expressly seeks approval to preserve an existing event use. (Exhibit A, p. 17, ¶ 2.) California zoning law requires that agencies evaluate the property's actual use, not merely the label on an application. In a permissive zoning framework, uses not listed or authorized may not be indirectly approved through a less demanding permit path. That is precisely what occurred here.

**Discretionary Review, CEQA, and Piecemealing.** The Approval required the County to exercise judgment about traffic, road exceptions, fire-safe access, noise, lighting, and public health and safety. Under CEQA, an action is discretionary where the agency has authority to shape the project in response to environmental or neighborhood impacts — and that standard is plainly met here. Yet no full CEQA review was conducted.

The County also cannot lawfully evaluate only a one-year slice of what the record shows is a reasonably foreseeable ongoing commercial operation. CEQA requires analysis of the whole action, including reasonably foreseeable future consequences that flow directly from the initial approval. The annual permit structure does exactly what CEQA's piecemealing prohibition is designed to prevent: it breaks a permanent commercial use into successive temporary approvals, each too narrow to trigger the scrutiny the whole project requires. The Board should require a full CEQA review before approving this project or any substantially similar renewal.

**Roadway, Traffic, and Emergency Access.** The access route from Glenshire Drive to the project site spans approximately 4.5 miles of privately maintained roads that generally do not meet current County standards. The approval's mitigation is narrow — paving approximately 0.75 miles of one steep unpaved segment — while leaving unresolved road width, shoulder, gate width, surfacing, grade, traffic conflicts, emergency response access, and evacuation capacity along the broader route. Annualized average daily traffic calculations do not substitute for analysis of event-day peak conditions, gate queuing, opposing-vehicle conflicts, nighttime departures, or the simultaneous demands of outbound guest evacuation and inbound emergency response on a substandard single-lane road. The roadway exception findings are not supported by the record and should not stand.

**Neighborhood Impacts and Nuisance.** Valley View Road and the surrounding Martis Peak community were developed and are maintained for low-intensity residential and agricultural use. The project would introduce repeated commercial event traffic, amplified music, outdoor lighting, alcohol service, late-night departures, dust, and strangers accessing a private gated community — impacts that are fundamentally incompatible with the rural character of this neighborhood. These conditions directly harm Appellants' quiet enjoyment, privacy, safety, property values, and ability to use the private road network they help fund and maintain. The approval does not make adequate compatibility findings or impose conditions sufficient to protect residents from these recurring impacts.

**Independent Statutory Grounds for Denial.** Even setting aside the land use, traffic, emergency access, and CEQA deficiencies addressed above, Nevada County Code Section 10.16.120(C) independently requires denial. That provision mandates that a history of material Code violations by an applicant or at a property shall constitute just cause to deny future event permits. Austin Ridge Events operated without approval from 2021 until the County issued violation notices in 2025. The owners missed two compliance deadlines.

They submitted no application until after both deadlines passed. And on May 1, 2026 — while this appeal was pending — they held another unpermitted event in violation of the conditional approval's own road improvement conditions. The Planning Agency's approval neither addressed nor made findings under Section 10.16.120(C). That omission alone warrants reversal.

## **IX. REQUESTED RELIEF**

Appellants respectfully request that the Board of Supervisors grant this appeal and take the following actions:

**1. Set for Public Hearing and De Novo Review.** Set the appeal for a public hearing pursuant to Nevada County Code Section 12.05.120 and conduct a full de novo review of the project, including the Outdoor Event Application, the Petition for Exceptions to Road Standards, all conditions of approval, and any CEQA determination.

**2. Stay the Approval Pending Board Action.** Stay the Planning Agency's April 29, 2026, Notice of Conditional Approval pending final Board action. Direct County staff to confirm that no event may proceed and that no further permits, approvals, inspections, or implementation actions may be issued or relied upon while the appeal is pending.

**3. Reverse and Deny Permit.** Reverse the April 29, 2026, Notice of Conditional Approval and deny the Outdoor Event Application and Petition for Exceptions to Road Standards in their entirety.

**4. In the Alternative, Remand for Proper Entitlement.** In the alternative, remand the project to the Planning Department with direction to require the applicant to obtain the appropriate discretionary land use entitlement—a use permit or equivalent approval— through a process that includes public notice, a public hearing, full interdepartmental review, and legally adequate environmental review under CEQA.

**5. Require Full CEQA Review.** Require CEQA review of the whole project, including the reasonably foreseeable recurring operation of Austin Ridge Events as an ongoing commercial event venue. Environmental review must analyze traffic and circulation, emergency access, wildfire evacuation, noise, lighting, air quality, water quality, roadway degradation, biological resources, public safety, and cumulative impacts, and must identify feasible mitigation for each.

**6. Require a Complete Emergency Services, Fire Safety, and Evacuation Plan.** Require preparation and approval of a site-specific Emergency Services, Fire Safety, and Evacuation Plan — reviewed and approved by all responsible agencies — before any

future consideration of event operations. The plan must address simultaneous event guest and resident evacuation, inbound emergency vehicle access, gate operations under emergency conditions, communications failures, medical response, and wildfire scenarios on the constrained private road network. Because Austin Ridge Events operates as a permanent commercial business, applicable State and County fire-safe access road standards for permanent uses must be satisfied or formally excepted, with findings supported by substantial evidence.

**7. Require a Complete Traffic and Access Study.** Require a traffic and access study covering the full access route from Glenshire Drive through Martis Peak Road, Valley View Road, and Austin Way to the project site. The study must evaluate peak event traffic, vendor and shuttle trips, gate queuing, opposing-vehicle conflicts, nighttime departures, and impacts on roadway maintenance. All required mitigation must be fully funded by the project applicant prior to any event authorization.

**8. Reject or Revise the Roadway Exception Findings.** Reject the roadway exception findings unless the applicant demonstrates, with substantial evidence, that all applicable County and State fire safe access road standards are met — or that any approved exception provides the same practical level of fire protection without shifting costs, maintenance burdens, or safety risks to neighboring residents.

**9. Require Verified Pre-Event Compliance.** Require independent County verification of all pre-event conditions before any future event authorization, including civil engineer certifications, County inspection, fire agency approval, proof of insurance, neighbor notice, and defense and indemnification compliance. All compliance documents must be made publicly available prior to each event.

**10. Refund Appeal Fees.** Refund appeal fees to the extent authorized by Nevada County Code Section 12.05.120(M) if the Board sustains the appeal or finds that Appellants raised issues of substantial merit resulting in reversal, remand, or material modification of the Planning Agency's decision.

## **X. PRESERVATION OF RIGHTS**

Appellants reserve the right to supplement this appeal with additional evidence, testimony, photographs, videos, expert analysis, legal authorities, and written argument before and during the Board of Supervisors hearing, consistent with Nevada County Code Section 12.05.120 and applicable hearing procedures.

Appellants reserve all administrative, statutory, constitutional, and judicial remedies, including but not limited to petitions for writ of mandate, administrative mandate,

declaratory relief, injunctive relief, nuisance abatement, CEQA remedies, and any other relief available under California law.

Nothing in this Notice of Appeal waives Appellants' objections to the adequacy of the County's notice, administrative process, CEQA compliance, zoning interpretation, roadway exception findings, public safety review, or enforcement of prior code compliance violations arising from unpermitted commercial event operations at 17031 Austin Way.

Respectfully submitted,

**Appellants:**

**Dr. Jesse L. Wobrock, Ph.D.**

**Julie Wobrock**

16346 Valley View Road

Truckee, California 96161

Email: [jwobrock@gmail.com](mailto:jwobrock@gmail.com)

Telephone: 805-888-9392

**Dr. Jesse L. Wobrock, Ph.D.**

Signature:  \_\_\_\_\_

Dated: 5/11/26, 2026

**Julie Wobrock**

Signature:  \_\_\_\_\_

Dated: May 11, 2026

(Additional Appellants' signatures attached.)

**Attachment to Land Use Appeal Form - Identification of  
Additional Appellant and Signature**

**Project Identification:** Austin Ridge Events, 17031 Austin  
Way, Truckee


**County File:** PLN25-0137; OEA25-0001; PFX26-0001

**Additional Appellant:**

Michael Byrne

16626 Valley View Road

Truckee, CA 96161

Signature: 

Date: 5/10/2026

Jennie Byrne

16626 Valley View Road

Truckee, CA 96161

Signature: 

Date: 5/10/26

**Attachment to Land Use Appeal Form - Identification of Additional Appellant and Signature**

**Project Identification:** Austin Ridge Events, 17031 Austin Way, Truckee

**County File:** PLN25-0137; OEA25-0001; PFX26-0001

**Additional Appellant:**

Sandy Korth

17164 Upper Valley View Road

Truckee, CA 96161

Signature: *Sandy Korth*

Date: 5/9/26

**Attachment to Land Use Appeal Form - Identification of Additional Appellant and Signature**

**Project Identification:** Austin Ridge Events, 17031 Austin Way, Truckee

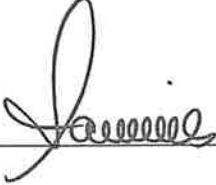
**County File:** PLN25-0137; OEA25-0001; PFX26-0001

**Additional Appellant:**

Edward & Carla Sammis

16505 Valley View Road, Truckee CA 96161

12410 Lausanne Way, Truckee CA 96161 (mailing address)

Signature:  \_\_\_\_\_

Date: 05/09/2026

**Attachment to Land Use Appeal Form - Identification of Additional Appellant and Signature**

**Project Identification:** Austin Ridge Events, 17031 Austin Way, Truckee

**County File:** PLN25-0137; OEA25-0001; PFX26-0001

**Additional Appellant:**

Bryant Bergot

[ADDRESS] 16922 Valley View  
Truckee, CA 96161

Signature: 

Date: 5-10-26

## **Notice of Appeal — Austin Ridge Outdoor Events Center Project County**

### **Exhibits list:**

Exhibit A: Notice of Conditional Approval, dated April 29, 2026

Exhibit B: County Violation Warning Letters

Exhibit C: 17031 LLC Outdoor Event Permit Application – Wedding Venue; Schedule of Events

Exhibit D: Incomplete Determination Letter, November 19, 2025

Exhibit E: Incomplete Determination Letter, March 26, 2026

Exhibit F: May 1, 2026, Unpermitted Event Photos

Exhibit G: Austin Ridge Website Screenshots (<https://austinridge.events/>)

Exhibit H: Supplemental Technical Report, Shatec Engineering Consultants, LLC; Curriculum Vitae of Dr. Shakir Shatnawi, Ph.D., P.E.

Exhibit I: Letters in support of Appeal: Alexis Ollar, Mountain Area Preservation; Jane Sheppard, Coldwell Banker Realty; Michael and Jennie Byrne; Carla and Edward Sammis; Bryant Bergot; Sandy Korth.

Notice of Appeal — Austin Ridge Outdoor Events Center Project County

Files: PLN25-0137; OEA25-0001; PFX26-0001

APN 049-060-012

Project Address: 17031 Austin Way, Truckee, CA 96161

Notice of Appeal — Austin Ridge Outdoor Events Center Project County

Exhibit A: Notice of Conditional Approval, dated April 29, 2026

Notice of Appeal — Austin Ridge Outdoor Events Center Project County

Files: PLN25-0137; OEA25-0001; PFX26-0001

APN 049-060-012

Project Address: 17031 Austin Way, Truckee, CA 96161



Community Development Agency

## Planning Department

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FAX: (530) 265-9854

### NOTICE OF CONDITIONAL APPROVAL

April 29, 2026

Dan Irish  
9450 SW Gemini Drive, #24131  
Beaverton, OR 97008

File No. PLN25-0137; OEA25-0001; PFX26-0001  
APN: 049-060-012

**RE: Austin Ridge Outdoor Events Center Project – Outdoor Events Application & Petition for Exceptions to Road Standards**

Dear Mr. Irish,

The Outdoor Event Application and Petition for Exceptions to Road Standards for 17031 Austin Way (APN: 049-060-012) in Truckee, CA 96161, that was applied for on October 27, 2025, resubmitted on February 25, 2025, and resubmitted again on April 9, 2026, for an outdoor event venue to allow for up to eight (8) events a year is hereby approved subject to the conditions of approval provided below.

Road design construction standards are outlined in Section 16.10.040 Design Geometrics of the Nevada County Code. These standards specify requirements including but not limited to right-of-way width, lane width, shoulder width, fuel modification area, maximum grade, and surfacing requirements. Section 16.10.120 Petition for Exception outlines the process for considering any exceptions to these standards and requires specific justification of the facts and reasons supporting the proposed exception.

The project parcel is located at 17031 Austin Way in Truckee, CA, and is currently accessed via Austin Way, which connects to Long Valley Road. The portion of interest is from Martis Peak Road to Austin Way, a distance of approximately 0.75 miles. The access roadway was established by map and is predominantly paved with asphalt concrete, except for portions of Valley View Road. The paved surface is typically about 18 feet wide, with shoulders of varying width. It is assumed that these paved segments were built to meet the two-way access standards in effect at the time of construction. Valley View Road is a Fire Standard Access Road with a posted speed limit of 25 miles per hour within a 60-foot right-of-way. The typical section consists of one lane in each direction (two-lane roadway) and variable shoulders, with portions of the road being paved with asphalt concrete. Section 16.10.040 of the Nevada County Code requires 10-foot minimum lane widths with two-foot minimum shoulders for a total of 24 feet for a two-lane roadway. Under the existing condition, the total width varies from 18.6' to 27.6' based upon recent field survey. For Fire Standard Access Roads, Section 16.10.040 of the Nevada County Code also require a minimum of 6" of compacted aggregate base. Core samples taken in 2026 reveal existing Valley View does not meet the 6" minimum requirement with sample depths ranging from 3" to 4.5". Moreover, the County standards require 3" of asphalt concrete for locations where the roadway grade exceeds 10%. Roadway profile grades along this portion of Valley View Road range from less than 1% to over 14%. All locations that exceed 10% are unpaved. It should be noted that 94% of the travel way from Glenshire Drive to the site is within standard. Upon a field inspection

with the Nevada County Fire Marshal, it was determined that the improvements proposed, as described in the project description below, would be sufficient for emergency vehicles and typical residential traffic and enhance the ability to navigate the existing roads in the event of an emergency. Granting this exception with the proposed road improvements would increase the safety and efficiency for emergency responders and residents of the Austin Way/Valley View Road community. The exception will not constitute a grant of special privilege inconsistent with limitations placed on similar properties. Similar properties in the area are also challenged with the existing road factors. This exception would improve road conditions and does not result in any privilege that is inconsistent with the existing land use designations.

The project was distributed to responsible agencies and departments for their review. Based on the review of the application materials and agency comments, the approval of the Outdoor Event Permit is limited to the event and areas dedicated to the event as described in the project application and site plan, and is required to adhere to the following conditions:

**RECOMMENDED ACTIONS AND CONDITIONS OF APPROVAL:**

**A. PLANNING DEPARTMENT:**

1. **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. The 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 shuttles will remain on-site throughout the duration of the event in case of emergency evacuation needs.

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. There is only one instance of a non-shielded white spotlight which is motion activated on the front of the garage. This is for safety reasons, illuminating the area around the walkway to the toilet trailers. This is activated and shuts off after 10 minutes of no motion detection. 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 Road Standards.

2. **Insurance.** Prior to all additional events, the insurance policy demonstrating the \$1,000,000 dollars of coverage for the specific event shall be provided to the Planning Department.
3. **Notification.** Prior to all additional events, the applicant shall send or personally deliver written notices of the outdoor Event to all property owners within five hundred (500) feet of the premises on which the event will be held. Notices shall include a brief description of the event, the dates, times, locations and types of activities that will take place during the event. The County shall also be notified of events.
4. **Hours.** Outdoor Events shall not open prior to 9 a.m. and shall close by 10 p.m. Permitted hours of operation may potentially be extended if the applicant demonstrates good cause for the extension and demonstrates that the extended hours will not adversely impact owners or users of, or allowed uses on, surrounding properties.
5. **Toilet Facilities.** Adequate toilet facilities shall be provided. Adequate toilet facilities can include the use of portable toilets with portable hand washing stations. Based upon the

number of attendees, the requirement is one portable toilet per 50 persons and shall include a portable hand washing station that is stocked with water, paper towels and hand soap. A waste receptacle shall be located near the hand washing station for waste paper towels. A minimum of one ADA compliant portable toilet is required if portable toilet facilities are used. Permanent public or common use toilets shall comply with the Federal ADA accessibility guidelines. Use of toilet facilities connected to the Nevada County Sanitation District system must be approved in writing in advance of any Outdoor Event.

6. **Solid Waste Disposal.** The applicant and property owner shall provide for the collection of solid waste and litter. Separate containers shall be provided for the collection of recyclable materials. All solid waste, litter and recyclable materials shall be removed from the site within twenty-four (24) hours following the event. For multiple day events, the grounds shall be maintained during each day of the event with no on-site accumulations which would create a nuisance or pose a health hazard. All solid waste must be deposited at the County transfer station by a County approved garbage hauler and all recyclable materials conveyed to an approved recycling center. Event-related litter, posters and other signage and debris shall be removed from surrounding lands and roads within twenty-four (24) hours following the event.
7. **Compliance with County Building Codes.** All structures, including tents and other temporary structures, and electrical work shall be permitted and installed in compliance with the County Building Code and shall comply with the setback requirements in the County Land Use and Development Code.
8. **Overnight Camping Facilities.** No overnight camping or campfires are allowed in association with Outdoor Events.
9. **Parking and Traffic Circulation.** Outdoor Events shall comply with the approved Parking and Traffic Circulation Plan. Vehicles shall not be parked in any manner that would create a traffic hazard or interfere with the ingress or egress of emergency vehicles as determined by the Community Development Agency, Sheriff or the Local Fire Official.
10. **Noise.** Outdoor Events shall comply with the approved Noise Assessment. Noise levels generated by Outdoor Events shall not exceed the standards set forth in Title 12, Chapter 4, Section 12.04.070 Noise of the Nevada County Code applicable to the Land Use Category and Zoning District for the premises on which the outdoor event will be held.
11. **Days.** Outdoor Events shall have a maximum length of two (2) days, or 48 hours, per event. The maximum length of the event may be extended if the applicant demonstrates good cause for the extension and demonstrates that the extended days will not adversely impact owners or users of, or allowed uses on, surrounding properties.

12. **Frequency.** No more than three (3) outdoor events shall occur per month and shall not occur on more than three (3) consecutive weekends regardless of the month in which they occur.
13. **Fees.** Pursuant to the Agreement to Pay form signed and submitted by the applicant/authorized representative, all fees incurred in the processing of this project shall be paid in full within 30 days of the mailing of such billing for the project. If payments on outstanding invoices are not made within thirty (30) days after the date of the invoice, County staff may cease work on the project until the required payment is made, subject to any other provisions of the law. All fees must be paid prior to the granting of any permits, approvals, or any land use entitlement for which services are required. Project approval does not become effective unless and until the applicant has complied with this condition.
14. **Defense and Indemnification Agreement.** Within 15 business days after project approval the applicant shall sign and file with the Nevada County Planning Department the attached Defense and Indemnity Agreement. No further permits or approvals shall be issued for the project, unless and until the applicant has fully complied with this condition.
15. **Appeal Period.** Pursuant to the requirements of the Nevada County Code, you are hereby notified that this project is not valid until the expiration of the ten (10) day appeal period from the date of the final action on the project, which is May 11, 2026.
16. **Expiration Date.** Construction pursuant to this permit approval must be completed within three (3) years from the effective date of this approval, which is May 11, 2026, unless an extension of time for reasonable cause is requested prior to the expiration date, and granted by the Planning Department, pursuant to Section 12.05.100 of the Nevada County Code. If an extension of time is not applied for and granted, the permit shall become null and void, as to any portion of the approved use not completed.

**B. PUBLIC WORKS DEPARTMENT:**

1. Prior to holding the first event, 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. The applicant shall provide a signed and stamped certification from a licensed civil engineer to the Department confirming that the improvements have been completed in conformance with applicable standards.
2. The applicant shall submit a certification, stamped and signed by a California licensed civil engineer, that the improvements have been constructed in substantial conformance with applicable County standards.

3. The applicant shall pay traffic impact fees based on the latest fee schedule adopted by the Nevada County Board of Supervisors. Estimate of fee: ADT = 8 events x 80 trips / 365 days = 1.75 average daily trips. 1.75 trips @ \$47.46 = \$83.05.

**C. NEVADA COUNTY FIRE MARSHAL:**

1. Ensure all Fire Related notes and design features on the site plan are met, as they will be inspected prior to final.
2. Create and maintain a 10-Foot-wide vegetative fuel modification zone along both sides of the driveway, measured from the shoulder, by removing any vegetation that contributes to a significant risk of fire.
3. All structures shall be compliant with PRC 4291 Defensible Space requirements.
4. Any building construction or remodel will meet requirements as set forth from the California Fire Code.
5. A fire extinguisher (2A:10BC) will be required at the outdoor Kitchen mounted on a post near the stove. Every Building exit will also require a fire extinguisher (2A:10BC) to mount on the side of the door. Please show on the site plan and resubmit it to the County for approval.
6. Parking will not obstruct FD access (20FT) to any structure.

**D. ENVIRONMENTAL HEALTH DEPARTMENT:**

1. All professional food service offered to guests shall be conducted by Nevada County Department of Environmental Health (NCDEH) permitted caterers. NCDEH Consumer Protection Division can provide a list of currently permitted caterers upon request. Please reach out to [env.health@nevadacountyca.gov](mailto:env.health@nevadacountyca.gov) for this request.
2. Although outside the immediate scope of this planning project, NCDEH is taking an opportunity to remind applicant that their septic system is a special design system with an annual maintenance and monitoring permit associated with it. Most recent report received by NCDEH for this was from 2022. This system is required to undergo annual maintenance and monitoring from a certified system service provider (CSSP) and those reports shall be submitted to NCDEH Land Use Division [landusedivision@nevadacountyca.gov](mailto:landusedivision@nevadacountyca.gov).

**E. NORTHERN SIERRA AIR QUALITY MANAGEMENT DISTRICT (NSAQMD):**

*Advisory Note: If any diesel-powered generators greater than 49 hp are to be used on the site, the NSAQMD must be contacted to determine if a permit is required.*

**F. TRUCKEE FIRE PROTECTION DISTRICT:**

1. The applicant shall comply with the fire code and apply for individual special event permits from us when they have tents greater than 20 x 20 as outlined in chapter 31 of the CFC. Please see below:
  - a. Chapter 31 Tents Temporary Special Event Structures And Other Membrane Structures - California Fire Code, Title 24, Part 9.
  - b. Special Event Permits – Truckee Fire Protection District.

**In In approving the Exception to the Roadway Standards, the following findings are made pursuant to Section 13.02.060 Petition for Exceptions of the Nevada County Land Code, permitting the proposed roadway to include turnouts in lieu of widening the road in the sections that do not meet County Road design construction standards, gates access width, and surfacing:**

- I. That there are special circumstances and conditions which affect the subject parcel including the length of the road, the remote location of the road, and the existing turnouts; and,
- II. That the exception is necessary for the preservation of a substantial property right of the petitioner;
- III. That the granting of this exception will not be detrimental or injurious to other property in the local area because it was approved by the County and with specific input and conditions from the Nevada County Department of Public Works and has been conditioned to provide the same overall practical effect as strict compliance with the Road Standards; and,
- IV. That the granting of the exceptions will not constitute a grant of special privileges inconsistent with the limitations upon similar properties; and,
- V. That an exception to any Fire Safe standard, including those standards adopted by Title 4, Fire Safety and Title 16, Road Design Standards, of the Nevada County Code, will provide the same practical effect of fire protection and is supported by the entity responsible for assuring compliance with Cal. Pub. Res. Code § 4290.

Pursuant to the requirements of the Nevada County Code, you are hereby notified that the decision of the Planning Agency is not final until the expiration of ten (10) days from the date of this approval. If the granting of this Outdoor Event Application and Petition for Exceptions to Road Standards is appealed or submitted to the Board of Supervisors for final action, the effective date is stayed until final action by said Board. Any appeal must be submitted on the proper form which is available from the

Clerk to the Board of Supervisors, Eric Rood Administrative Center, Nevada City, California 95959  
(Deadline for appeal: Monday, May 11, 2026, by 5:00 p.m.).

Construction pursuant to this permit's approval must be completed within three (3) years from the effective date of approval of the permit, which is May 11, 2029, unless an extension of time for reasonable cause is requested prior to the expiration date, and granted by the Planning Department, pursuant to Title 12, Chapter 5, Administration and Enforcement, of the Nevada County Code. If an extension of time is not applied for and granted, the permit shall become null and void, as to any portion of the approved use not completed.

You are advised not to commence any work on this permit until the Conditions of Approval have been satisfied and the ten-day appeal period expires and to check with the Planning Department if any appeal has been submitted. If you have any questions on the above letter, feel free to contact Zachary Ruybal, Associate Planner at (530) 470-2488 or [zachary.ruybal@nevadacountyca.gov](mailto:zachary.ruybal@nevadacountyca.gov).

Sincerely,

Brian Foss, Planning Director

By: 

Zachary Ruybal, Associate Planner

Enclosed: DPW/Fire Marshal PFX Approval  
Defense and Indemnification Agreement  
Site Plan



Community Development Agency  
**Public Works Department**

[public.works@nevadacountyca.gov](mailto:public.works@nevadacountyca.gov)  
[www.nevadacountyca.gov/PW](http://www.nevadacountyca.gov/PW)

950 Maidu Avenue, Suite #170  
PO BOX #599002  
Nevada City, CA 95959  
PH: (530) 265-1411  
FAX: (530) 265-9849  
Emergency Sewer: (530) 265-1555

Trisha Tillotson  
Community Development Agency Director

David Garcia  
Director of Public Works

**April 27, 2026**

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**To:** Zachary Ruybal, Associate Planner  
**From:** Kidd Immel, PE, PLS \* Senior Civil Engineer \* (530) 470-2580  
**Project:** Outdoor Event Application  
**Project No:** PLN25-0137  
**Proj. Location:** APN 049-060-012: 17031 Austin Way, Truckee  
**Subject:** Petition for Roadway Exception – Corrections Required

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**BACKGROUND**

Applicant requests an Administrative Permit to allow up to eight (8) paid wedding events within a 12-month period.

The nearest County-maintained road is Glenshire Drive, located approximately 4.5 miles to the north. A gate is located approximately 400 feet from Glenshire Drive on Martis Peak Road; the existing gate width is 18 feet, whereas current standards require a minimum width of 24 feet. The access route from Glenshire Drive to the project site generally does not meet current standards, which require two 10-foot travel lanes with 2-foot shoulders.

The access roadway was established by map and is predominantly paved with asphalt concrete, except for portions of Valley View Road. The paved surface is typically about 18 feet wide, with shoulders of varying width. It is assumed that these paved segments were built to meet the two-way access standards in effect at the time of construction.

The proposed events-use is commercial and is subject to applicable County and State Fire Safe Access Road Standards. As a condition of approval, the applicant shall pave the unpaved portions of Valley View Road with slopes exceeding 10 percent. This incremental improvement is intended to achieve the "same practical effect" pursuant to Nevada County Code Section 16.10.120.

**CONDITIONS**

- 1) Prior to holding the first event: 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. The applicant shall provide a signed and stamped certification from a licensed civil engineer to the Department confirming that the improvements have been completed in conformance with applicable standards.
  
- 2) Applicant shall pay traffic impact fees based on the latest fee schedule adopted by the Nevada County Board of Supervisors. Estimate of fee: ADT = 8 events x 80 trips / 365 days = 1.75 average daily trips. 1.75 trips @ \$47.46 = \$83.05.

**C O U N T Y O F N E V A D A**  
**COMMUNITY DEVELOPMENT AGENCY**  
**PLANNING DEPARTMENT**

**PETITION FOR EXCEPTIONS**  
**to waive Subdivision and/or Road Standards**

Title 13 (County Subdivision Ordinance) and Title 16, Chapter 10, Section 16.10.110 (County Road Standards) allow the filing of a Petition for Exceptions to waive certain County standards, as follows:

**Subdivisions:** A Petition may be filed to waive the requirements of the Subdivision Ordinance when the land involved in a subdivision is of such size or shape, or is subject to such title limitations of record, or is to be devoted to such use, or is subject to such regulation by the zoning ordinance, that it is impractical to conform to the strict application of the Ordinance.

**Road Standards:** A Petition may be filed to request an exception to any required Road Design Standard.

To grant an exception the Advisory Agency (Zoning Administrator or Planning Commission) must be able to make the specific findings listed below. **Petitions can only be considered relative to the amount and type of information provided;** make sure your information is accurate and complete. Petitions must be filed with the land use application.

- A. Standard(s) to be Waived:** List the specific standard(s) requested to be waived. Include the County Ordinance and Section number of the requirement.

Title 16, Section 16.10.040, Standard Fire Access Road

Standard Lane and Shoulder Widths, and Pavement Surface.

Title 16, Section 16.10.040, Gates on Access Roads

- B. ROAD STANDARDS:** All requests for road design exceptions must be reviewed and approved by the County Engineer. Provide the following information on a separate sheet:

1. **Existing conditions:** Describe the existing facility (if any), including number of lanes and the median, shoulder, right-of-way and surfacing widths. **Attach an exhibit showing existing conditions and any constraints precluding the required improvements.**
2. **Accidents, 3-Year Period:** Describe the number and types of accidents that are occurring and what effect the design exception is expected to have on them.
3. **Design Year Traffic Volumes:** Use a 20-year design period.
4. **Describe Additional Work to Enhance Safety:** Describe any additional work being constructed in the location of the design exception which would qualify as a safety enhancement, i.e. guardrail upgrade, slope flattening, superelevation correction, etc.
5. **For County-funded projects only: Cost of Providing Standard:** Detail the cost of meeting the standard for which the exception is being requested.

C. **Justification for an Exception:** Attach a separate sheet, justifying your Petition per the five required findings listed below:

1. There are special circumstances or conditions affecting the subject property;
2. The exception is necessary for the preservation of a substantial property right of the petitioner;
3. The exception will not be detrimental or injurious to other property in the area;
4. The exceptions will not constitute a grant of special privilege inconsistent with the limitations placed upon similar properties; and
5. In the case of waiving a State Fire Safe Road Standard, cite the health, safety, environmental, historical or physical site limitation reason that prevents the standard from being provided. **You must also propose a substituted means of fire protection that provides the "same overall practical effect" of fire protection.** Your same practical effect measures must be approved by the California Department of Forestry in order for the Advisory Agency to approve your Exception.

D. **FILING INSTRUCTIONS & CHECKLIST**

This form must be filed with your application. Please check off (✓) each item to verify that the required information is attached. Your application will not be accepted if any required item is missing.

- (✓) 1. The signed and completed Application form, including a letter of authorization from the property owner(s) if the applicant is not the property owner.
- (✓) 2. Filing fees pursuant to the most recently adopted Resolution of the Board of Supervisors.
- (✓) 3. The signed and completed Agreement to Pay Form.
- (✓) 5. Proof of legal primary access to the project site. If your property is beyond dead-end road limits (see Section 12.04.218 and 16.10.040), proof of legal secondary access is required
- (✓) 6. Photos of the site and a site plan reduction indicating where photos were taken.
- (✓) 7. The completed, attached Information Form, providing documentation as to the need for this Exception to an adopted ordinance requirement.
- (✓) 8. 4 folded copies of a site plan drawn per following instructions. **All plans must be folded** to a maximum 8-1/2" X 14" size. Unfolded plans will not be accepted.
- (✓) 9. One copy 8½" X 11" reduction of the site plan.
- (✓) 10. Thumb drive with digital copies of all project materials. Thumb drive will be retained by the Planning Department.

**FORM/CONTENT OF SITE PLAN**

The following information shall be provided on submitted site plans.

1. **General**

- (✓) 1. The site plan shall be fully dimensioned and drawn to a commonly recognized architect's or engineer's scale, IN INK.
- (✓) 2. Provide a vicinity map showing the general project location (1" = 2000' scale) in relationship to the surrounding area with the mileage from the nearest County road shown.
- (✓) 3. Provide a North arrow and the scale to which the plan is drawn..
- (✓) 4. Provide a legend which includes:
  - a. the project proposal (Exception to Fire Safe Standard for a .....
  - b. property owner/applicant name(s)
  - c. applicant's representative, if any
  - d. date of site plan preparation
  - e. Assessor's Parcel Number
- (✓) 5. Topography shown with sufficient detail for proper study of building site, drainage, sewage disposal and driveway or road locations.

2. **Roads, Drainages & Easements**

- (✓) 1. Show the location and names of all abutting roads, including rights-of-way boundaries, road centerlines, width of traveled way, type of surfacing and grades.
- (✓) 2. Show radius of all curves on existing and proposed roads.
- (✓) 3. Show location of and size of existing culverts on and abutting the property.
- (✓) 4. Show the location and purpose of all existing public and private utility easements.
- (✓) 5. Show all required setbacks for buildings, waterways, sewage disposal and well sites.
- (✓) 6. Show the location and purpose of all existing public and private utility easements.
- (✓) 7. Show location of all existing and proposed structures in proximity to road improvements; show their setbacks from property lines, label their use and show their size (gross square footage by floor).
- (✓) 8. Delineate environmentally sensitive areas, i.e. wetlands, riparian areas.

for County use only:

**CO. FILE NO:** PLN25-0137 PFX26-0001  
17031 Austin Way, Truckee, CA 9616; APN 049-060-012

**ACTION OF COUNTY ENGINEER:**

*Recommendation to Advisory Agency:*                       *Approval*                       *Denial*

*Comments:*

**CONDITIONS (PRIOR TO HOLDING FIRST EVENT):**

- The applicant shall pave the portions of the unpaved segment of Valley View Road used for project access where the longitudinal grade exceeds 10%, as shown on the attached road plan-and-profile plan sheets, between Station 30+00 and Station 47+00. Paving shall consist of a minimum of 3 inches of asphalt concrete over a properly prepared aggregate base, in accordance with County standards.
- The applicant shall submit a certification, stamped and signed by a California licensed civil engineer, that the improvements have been constructed in substantial conformance with applicable County standards.

**PUBLIC WORK'S REVIEW COMPLETED BY:**

Kidd Immel, Senior Civil Engineer, 4/22/2026



County Engineer, Pat Perkins

4/27/26

Dated



County Fire Marshal, Dan Collins

4/22/2026

Dated

***Must be signed and returned to Planning Department; to be copied to PC/ZA***



# WOOD RODGERS

## PETITION FOR EXCEPTION To Fire Access Road Standard

**Austin Ridge Events, Truckee, California – Petition for Exception**  
Valley View Road Shoulders and Travel Lanes, and Pavement Surface  
APN 049-060-012 | 17031 Austin Way, Truckee, CA 96161

The following is provided in support of the County of Nevada, Community Development Agency, Planning Department Petition for Exceptions to waive Road Standards. Title 16, Chapter 10, Section 16.10.110 of the County Road Standards allow the filing of a Petition for Exceptions to waive certain County Road Standards.

### A. STANDARDS TO BE WAIVED

Title 16, Section 16.10.040, Design Geometrics (Martis Peak Road) – Gates on Access Roads

Title 16, Section 16.10.040, Standard Fire Access Road (Valley View Road) – Standard Lane and Shoulder Widths

Title 16, Section 16.10.040, Standard Fire Access Road (Valley View Road) – Pavement Surface

### B. Road Standards

#### 1. Existing Conditions:

##### Right of Way:

Our office reviewed the Recorded Easement #15153 from September 22, 1971 which provides a non-exclusive right of way for ingress and egress of the Petitioner and have confirmed that the Petitioner has legal access to the roadways described herein.

##### Design Geometrics – Gates on Access Roads

Martis Peak Road – Martis Peak Road is a private road that connects Glenshire Drive, a public roadway, with Valley View Road. Approximately 400 feet from Glenshire Drive is an existing access gate to the community. The existing opening spans 18 feet. This exceeds the minimum gate opening standard of 14 feet. However, the standard also states “*gate entrances shall be at least two (2) feet wider than the width of the traffic lanes serving the gate.*” The total traffic lane width through the gate is 18-feet and does not incorporate the two feet of additional width cited in the standard. Photos of the gate is included in the attached photo log. Martis Peak Road meets all other Fire Access Road standards. We are requesting an exception to this road standard as the Gate is located on private property not owned by the petitioner, as property rights are the exceptional circumstance for this waiver request. The Petitioner has no legal or property right to move the gates. Martis Peak Road otherwise meets all of the conditions of the Fire Standard Access Road with 20 ft of pavement (2 ten ft lanes, one in each direction) with at least 2 ft of shoulders. In many cases Martis Peak Road has 3 ft shoulders and no less than 7 turnouts between the Glenshire drive and the intersection with Valley View Road.

3741 Douglas Boulevard, Suite 150 • Roseville, CA 95661 • Tel: 916.341.7760

Offices located in California and Nevada

[www.woodrogers.com](http://www.woodrogers.com)

Valley View Road - The portion of interest is from Martis Peak Road to Austin Way, a distance of approximately 0.75 miles. Valley View Road is a Fire Standard Access Road with a posted speed limit of 25 miles per hour within a 60-foot right-of-way. The typical section consists of one lane in each direction (two-lane roadway) and variable shoulders, with portions of the road being paved with asphalt which was completed by the Petitioner in 2022 and 2023.

Lane and Shoulder Widths - Section 16.10.040 of the County Standards require 10-foot minimum lane widths with two-foot minimum shoulders for a total of 24 feet for a two-lane roadway. Under the existing condition, the total width varies from 18.6' to 27.6' based upon recent field survey. See the attached **Exhibit A** for locations that do not meet width standards.

Pavement Surface - For Fire Standard Access Roads, Section 16.10.040 of the County Standards also require a minimum of 6" of compacted aggregate base. Core samples taken in 2026 reveal existing Valley View does not meet the 6" minimum requirement with sample depths ranging from 3" to 4.5". Moreover, the County standards require 3" of asphalt concrete for locations where the roadway grade exceeds 10%. Roadway profile grades along this portion of Valley View Road range from less than 1-percent to over 14-percent. **Exhibit A** provides a profile grade view of existing Valley View Road and notes where grades exceed 10%, specifically areas between milepost 0.3 and 0.6. All locations that exceed 10% are unpaved. It should be noted, however, that 94% of the travel way from Glenshire Drive to the subject Property is within standard.

The table below summarizes key standards relevant Valley View Road.

	Functional Classification	Min. Right-of-Way Width Note 4	Standard Lane Width	Standard Shoulder Width	Fuel Mod. Area Width	Standard Design Speed	Standard Max. Grade Above 3500'	Required Surface
Valley View Road (the "Roadway")	Fire Standard Access Road Up to 100 ADT Two-Way	50'	10'	2'	10' min.	20 mph	16%	Note 2, 5, 6
Roadway Meets Standard	YES	YES	NO	NO	YES	YES	YES	NO
NO	Note 2: Surface capable of supporting a seventy-five thousand (75,000) pounds vehicle with a minimum six (6")-inch A.B. compacted to ninety-five percent (95%) with subgrade compacted to ninety-five percent (95%).							
NO	Note 5: If approved by the engineer, all grades over ten percent (10%) will require minimum three (3")-inch A.C. surface (Section 16.10.040[C]).							
NO	Note 6: All roads shall be constructed to provide a minimum of two (2) ten (10')-foot traffic lanes, not including shoulder and striping.							

## 2. Accident, 3-Year Period

The UC Berkeley, Transportation Injury Mapping System (TIMS) was queried for the latest three years of collision data for fatal and injury crashes. The latest three years spanned September 30, 2023, to September 30, 2025. No collisions were identified.

## 3. Design Year Traffic Volumes

Traffic count and forecast data are not available. However, given the nature of the community and lack of through traffic, a conservative estimate can be developed based on existing units and applying trip generation rates from the Institute of Traffic Engineers (ITE), *Trip Generation Manual, 12<sup>th</sup> Edition*.

Approximately six (6) residential units are accessed from this portion of Valley View Road. Using ITE Land Use Code 210 (Residential, Single-Family Detached) and Sunday time period to reflect the predominant leisure use of the area, results in an average rate of 51 daily trips. In fact, 17031 Austin Way and 16626, 16140, and 16346 Lower Valley View are all seasonally occupied and two other lots included are currently undeveloped. During events, the Truckee Austin Ridge Special Events – Traffic Analysis (Wood Rodgers, Inc., February 3, 2026) estimates a maximum event traffic of 80 trips during eight (8) events per year. These estimates equate to less than 100 Average Daily Traffic (ADT).

## 4. Describe Additional Work to Enhance Safety

Valley View Road is planned to be fully paved sometime over the next 3-4 years based on private funding availability. In the interim, the roadway will be maintained with additional crushed asphalt to perpetuate safety, structure and mobility. Each spring, the Valley View Road is re-surfaced with additional aggregate and crushed asphalt is applied and compacted, bringing up the roadway surface to the required 6" depth. The previous measurements taken by this office were conducted mid-winter, prior to the scheduled maintenance of this roadway.

## 5. Cost of Providing Standard

N/A. Not County funded.

## C. Justification for an Exception

The Petitions for Exceptions is based on the following five findings:

1. ***There are special circumstances or conditions-affecting the subject property:*** The property was established in 2004 and met all requirements at that time. The subject roadway (Valley View Road) is already constructed and in use. Therefore, the Petition for Exceptions does not refer to the construction of a new roadway and adherence to standards but rather adherence to the latest standards applied against an existing facility. Similarly, the Martis Peak Road gate is an existing condition and is currently in operation on a roadway that otherwise meets standards. The roadway had a significant portion of it paved in the summer of 2022 and 2023 to enhance public safety, which was organized by and partially paid for by the Petitioner. The subject property is set to the west of a crest of hill formed by volcanic rock, with a

clear view of the Truckee Airport and surrounded by volcanic rock fields. It is the last developed property at the end of the section of the paved roadway. Due to the topography beyond the existing road shoulders, numerous mature trees, volcanic rock outcroppings and the private improvements such as the AT&T cell tower and associated utility poles, along the road frontage, widening the road in small section (less than 200 ft) which is less than 20 ft of roadway is not feasible. However, there is a turnout at the narrowest point providing additional egress for vehicles encountering on-coming traffic. The remaining width of the roadway meets standards. Additionally, re-grading the roadway to be less than 10% slope would require significant earth moving efforts, disturbing volcanic rock outcropping and increasing the potential for silt run-off as well as repositioning of existing utility infrastructure.

2. ***The exception is necessary for the preservation of a substantial property right of the petitioner:*** 17031 Austin Way, Truckee, California 96161 is home to Austin Ridge Events. The property is entitled to the ministerial permit for approximately eight (8) engagements during the summer as it meets all other conditions for the issuance of such a ministerial permit. The exception is necessary to preserve the existing use until such time as the roadway can be brought into full compliance with the latest standards. As outdoor event permits and temporary occupancy rentals (TOR) are allowed for properties zoned AG-20. The exception is necessary to preserve the existing use until such time as the roadway can be paved.
- 3.
4. ***The exception will not be detrimental or injurious to other property in the area:*** Valley View Road currently serves approximately six neighboring homes. Approval of the petition will not have a detrimental or hazardous impact on other current road users who currently rely on Valley View Road for access. In fact, the cuts and earthwork in an area with shallow bedrock required to reduce the profile to less than 10% would require significant reconstruction of existing accesses to other properties in the area and risk significant silt runoff. Additionally, there are significant volcanic rock outcroppings along a portion of Lower Valley View as shown in **Figure 1.0** below, which must remain undisturbed to ensure the stability of the hillside.

Regarding the Martis Peak Road access gate, the gate has been in place for years and is used by all properties in the Martis Peak Road area and associated Homeowners Association. No issues with regular, or emergency access have been reported. 18 feet of clear width provides ample space for emergency vehicles to ingress/egress the community as noted by the Truckee Fire Protection District personnel Brandon Stahl (see **Figure 3: Email from Brandon Stahl, TFPD**) The exceptional circumstances related to this request are the fact that the private property rights apply to where the gate is located; the Petitioner does not have a legal right to change the gate because he does not own the property that the gate is located on.

5. ***The exceptions will not constitute a grant of special privilege inconsistent with the limitations placed upon similar properties:*** Exceptions are not uncommon in the County as evidenced by the established Petitions for Exceptions process. The exceptions being requested are within the spirit of the petitions process and do not request significant deviations that would be inconsistent with similar properties and settings. Approved Nevada County Petitions for Exceptions from previous years, specifically 2025 and 2022, were reviewed and found to be similar in nature to this request. Additionally, the undeveloped lots beyond the Subject Property will also require the road to be brought up to county road standards when they develop those lots and start new construction, since Driveway standards will not apply. Therefore it

is in the interest of the existing homeowners and any property owner who wishes to further develop their lot to bring the road into compliance with Fire Standard Access Road standards.

6. ***In the case of waiving a State Fire Safe Road Standard, cite the health, safety, environmental, historical or physical site limitation reason that prevents the standard from being provided. You must also propose a substituted means of fire protection that provides the "same overall practical effect" of fire protection. Your same practical effect measures must be approved by the California Department of Forestry in order for the Advisory Agency to approve your Exception:*** As noted in the Nevada County Access Standards for New Residential Development, the County Fire Standard Access Road requirements "provide the same practical effect of fire protection" as the Fire Safe Road Standard. Therefore, the justifications noted above apply. Moreover, it further states that "the same practical effect can be met in some cases by incremental improvements of offsite access roads proportional to the intensity of development proposed." For the purposes of this justification, development is not proposed but existing. The existing Valley View Road conditions do not prohibit safe access and mobility by emergency responders to the six (6) existing homes accessed by Valley View Road and are in keeping with the low development intensity. 3 of these homes are located below the 10% grade area, the homes above the 10% grade have access to a turnout at the narrowest part of the road, which is used to access the AT&T cell tower (within the 60 ft right of way as shown in **Figure 2**, below) This road has undergone a 50 foot shrub and small tree clearing on either side of the roadway last fall, ensuring ample sight distance for users. This is clearly shown in the attached photos 5A-11. A reference map from the Nevada County GIS Aerial Map view is shown in **Figure 4.0** below.

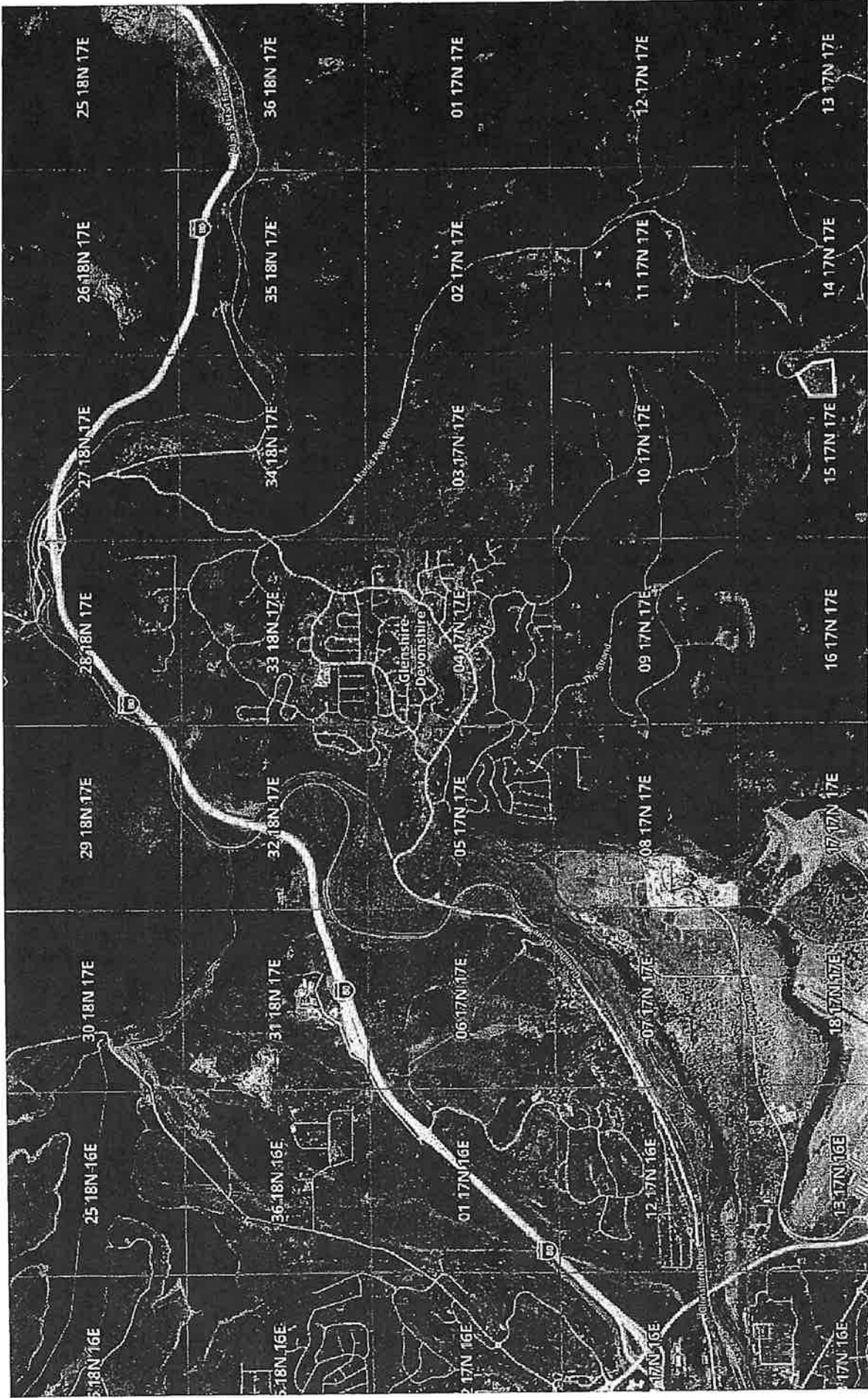
Ultimately paving the roadway sections that have a slope greater than 10% will be the remediation for this exception. This justification is temporary as the petitioner intends to organize and facilitate the paving of Valley View Road bringing the roadway into to full compliance over the next 3-4 years, as funding becomes available. Granting this exception allows the petitioner time to secure funding to pave the standard fire access road.

#### **CONCLUSION:**

More than 94% of the roadway access from the closest county maintained roadway, Glenshire Drive, is compliant with current road standards. The remaining 6% is what we are requesting the exceptions as follows:

1. A waiver of **Title 16, Section 16.10.040, Design Geometrics (Martis Peak Road) – Gates on Access Roads** on the basis of Private Property Right exception.
2. A waiver of **Title 16, Section 16.10.040, Standard Fire Access Road (Valley View Road) – Standard Lane and Shoulder Widths** because the roadway materially meets the standard lane and shoulder width requirements, but in certain small sections, widening the roadway would negative impact the surrounding environment, rock outcroppings, utility pole placement and interfere with access of the neighbors.
3. A waiver of **Title 16, Section 16.10.040, Standard Fire Access Road (Valley View Road) – Pavement Surface** because the re-grading of the roadway to be less than 10% risks destabilizing the hillside, negative impacts to neighbors and because the "**same overall practical effect**" for fire safety has been met through other means, such as vegetation clearing and turnouts. The Petitioner will organize and facilitate the paving of this roadway within the next 3 years.

# Vicinity Map with legend



RED LINE - Exception Request Area  
GREEN AREA - SUBJECT PROPERTY

Contact: Dan Irish | danirish@danirish.com | 5087026720  
April 9, 2026

Fig 1.0 blue dot indicates rock outcropping

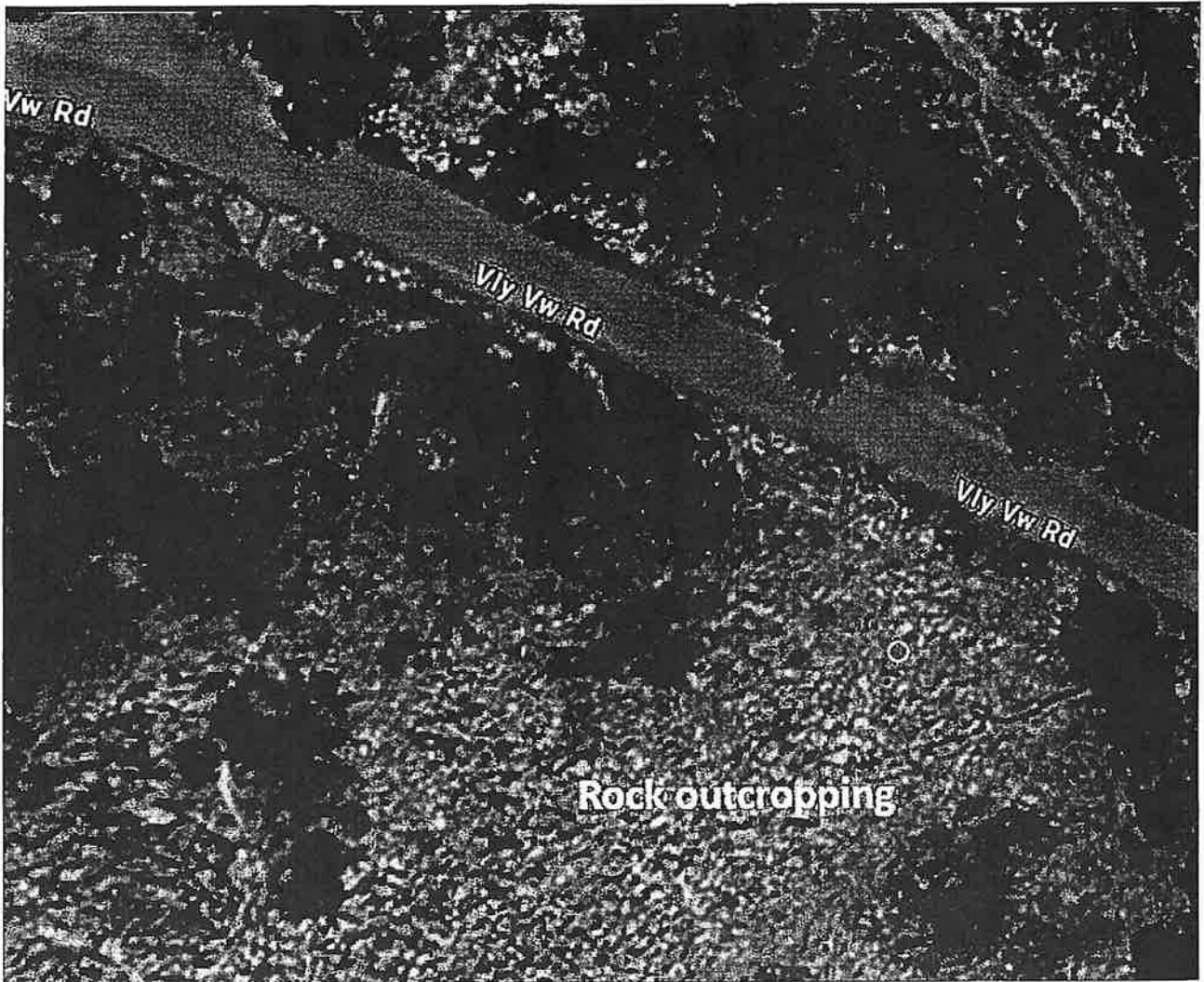
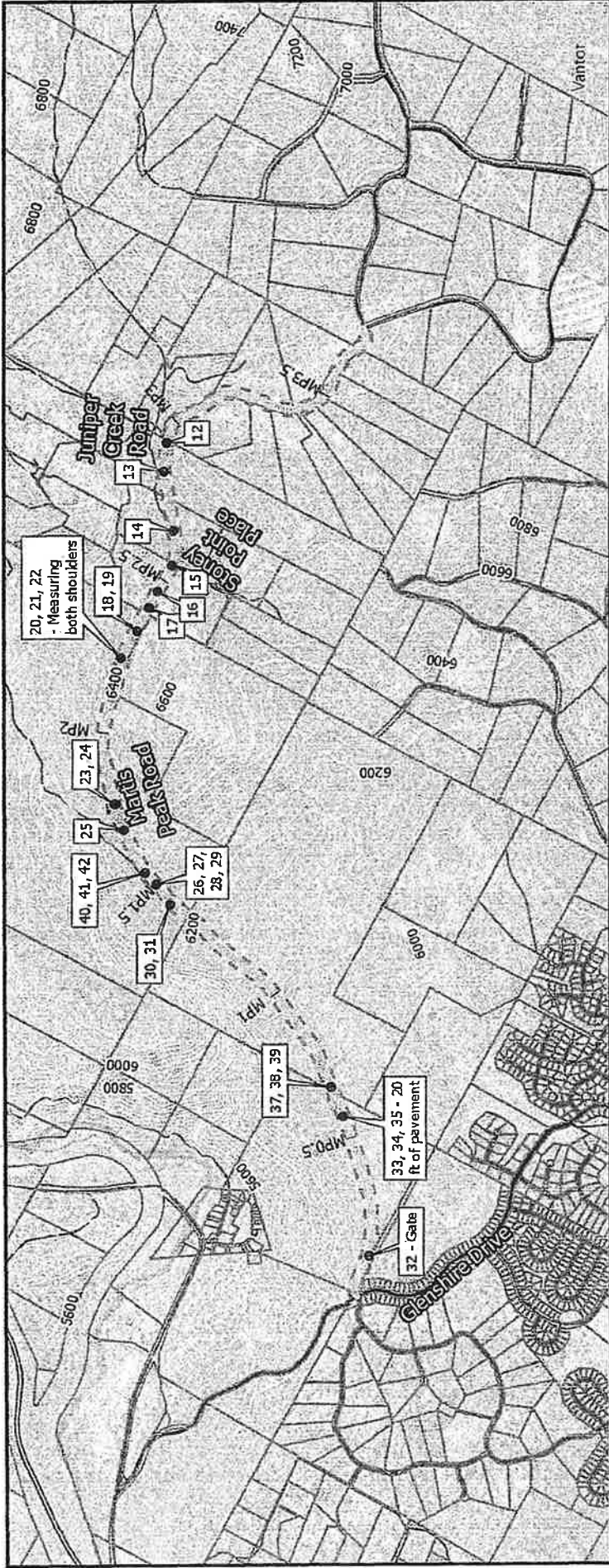


Fig 2.0: blue dot indicates turnout in the section <20'







Martis Peak Slope

Elevation (feet)  
6,400  
6,200  
6,000

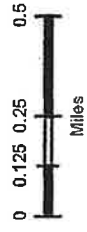
0

1

2

3

Distance (miles)



WOOD RODGERS

17030 Austin Way	Travelled Way Width
<ul style="list-style-type: none"> <li>Does not meet County standard road width (&lt; 20')</li> <li>Meets County standard road width (&gt; 20')</li> </ul>	<ul style="list-style-type: none"> <li>Does not meet County standard shoulder width (&lt; 2')</li> <li>Meets County standard shoulder width (&gt; 2')</li> </ul>

Roadway Slope (%)	Shoulder Width
<ul style="list-style-type: none"> <li>&lt; 5</li> <li>5 - 10</li> <li>10 +</li> </ul>	<ul style="list-style-type: none"> <li>Meets County standard shoulder width (&gt; 2')</li> <li>Does not meet County standard shoulder width (&lt; 2')</li> </ul>

**MARTIS PEAK ROAD PROFILE**

17031 AUSTIN WAY  
NEVADA COUNTY, CA  
JANUARY 2026

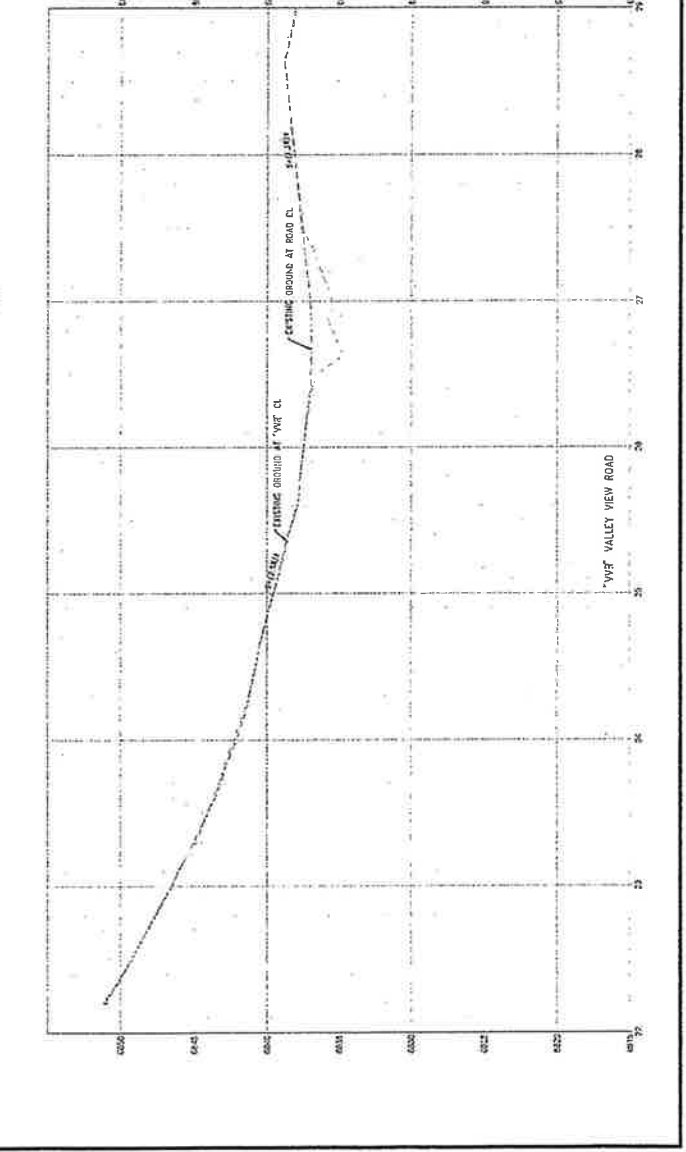
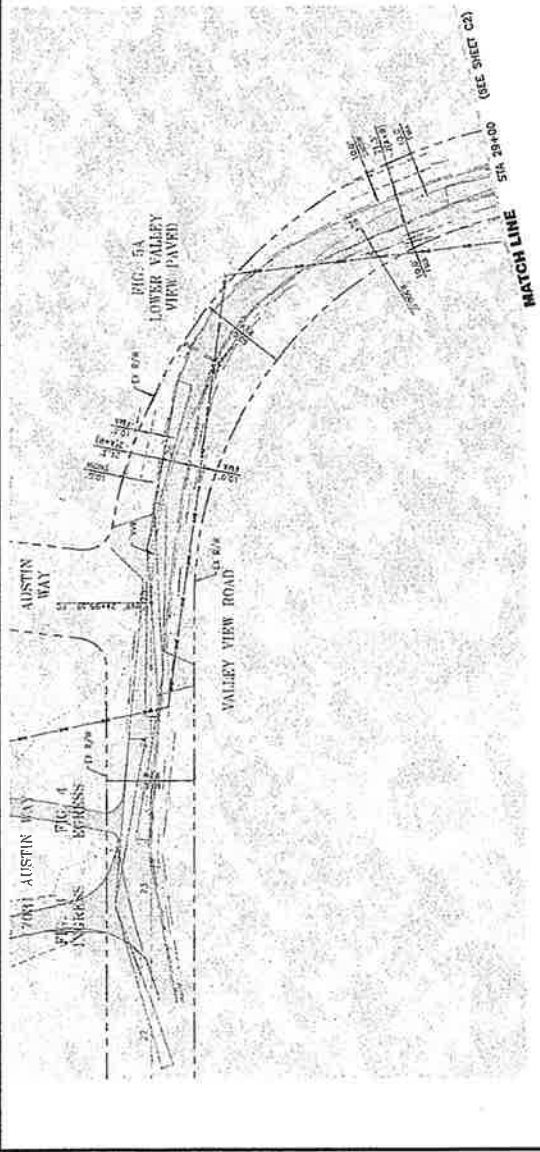
NOTE: CENTERLINE SHOWN (VVV) IS AT THE CENTER OF RIGHT-OF-WAY AND NOT NECESSARILY THE CENTER OF THE ROAD

EXISTING ASPHALT ROAD SURFACE  
 EXISTING GRAVEL ROAD

STOPPING SITE DISTANCE (SSD) BASED ON COUNTY OF NEVADA DEPARTMENT OF PUBLIC SAFETY RECOMMENDATIONS AND DESIGN SPEED AND ADOPTED MICHIGAN DESIGN SPEEDS AND HIGHWAYS (GREEN BOOK) TABLE 3-1

ABBREVIATIONS:  
 PMA - FUEL MODIFICATION AREA (ZONE)  
 R/W - RIGHT-OF-WAY ROAD WIDTH PER NEVADA COUNTY STANDARD DRAWING A-1  
 R/W - GREATER THAN ROAD WIDTH PER NEVADA COUNTY STANDARD DRAWING A-1  
 --- --- EXISTING GROUND PROFILE AT RIGHT-OF-WAY CENTER  
 --- --- EXISTING GROUND PROFILE AT ROADWAY CENTER

SCALE: 1" = 40'  
 40' 20' 0' 40'



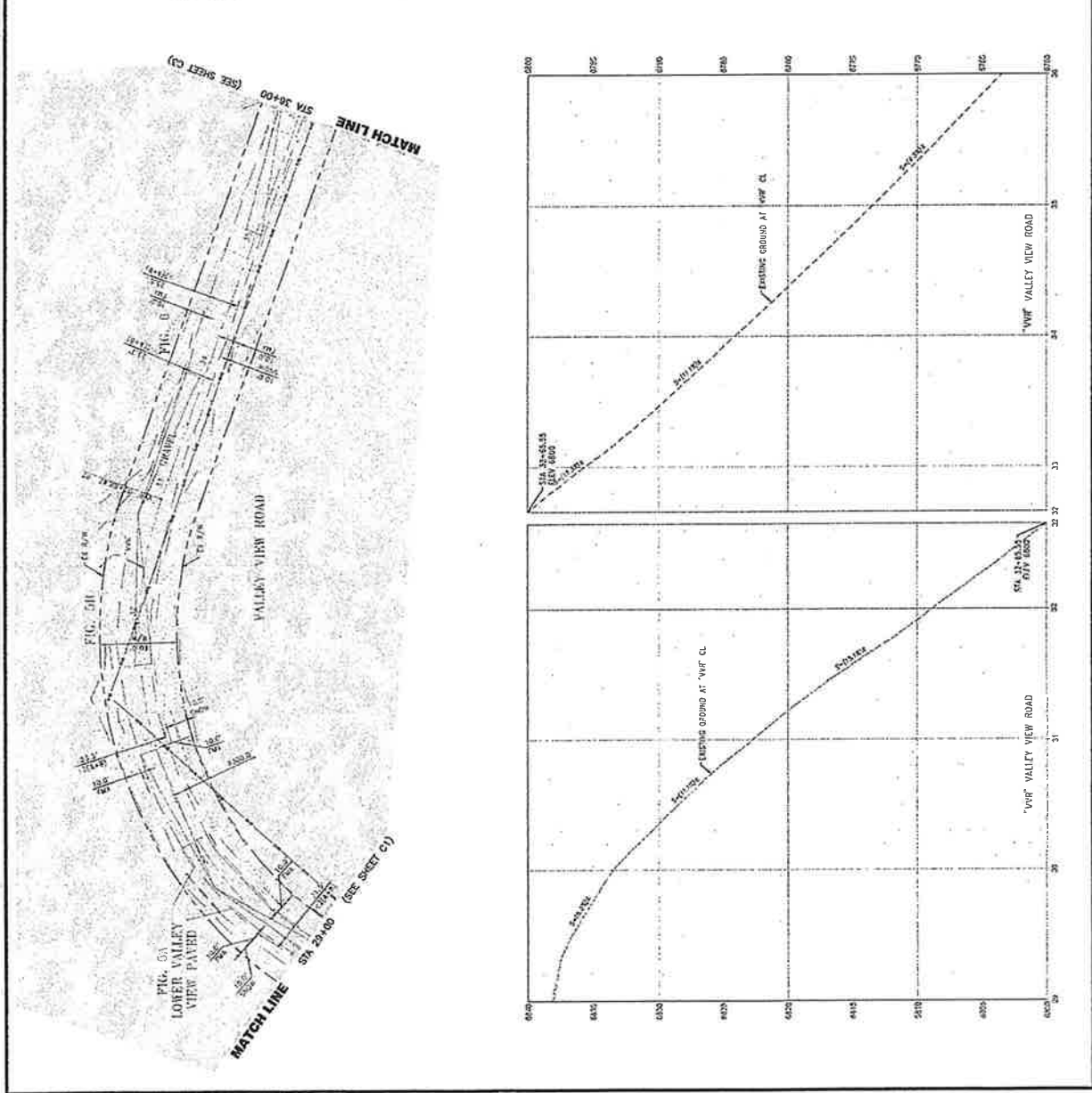
NOTE: CENTERLINE SHOWN (VVW) IS AT THE CENTER OF RIGHT-OF-WAY AND NOT NECESSARILY THE CENTER OF THE ROAD

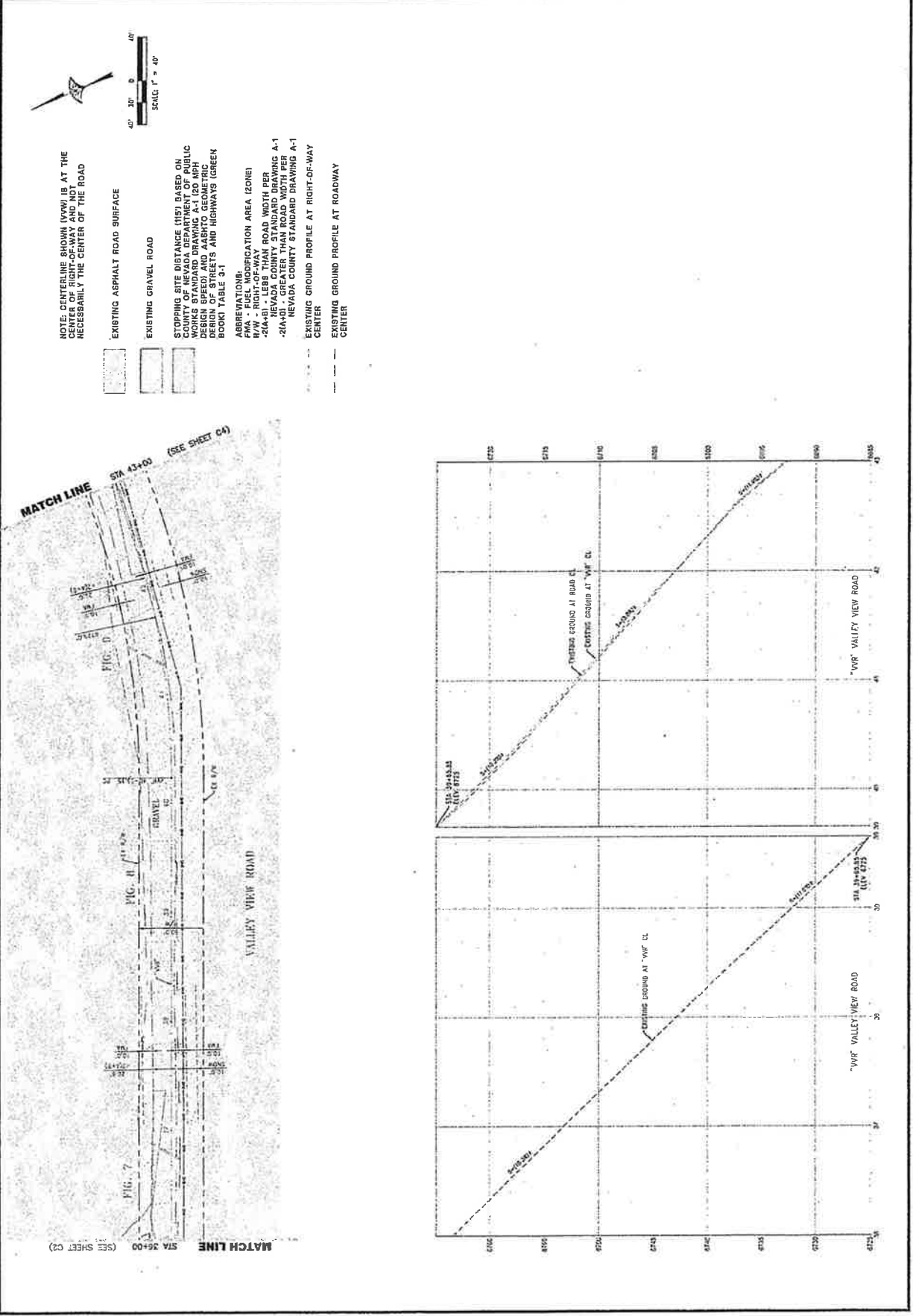
EXISTING ASPHALT ROAD SURFACE  
 EXISTING GRAVEL ROAD

STOPPING SITE DISTANCE (MSD) BASED ON 30 MPH DESIGN SPEED FOR PUBLIC WORKS STANDARD DRAWING 100-MSD. DESIGN SPEED AND ASPHALT GEOMETRIC DESIGN OF STREETS AND HIGHWAYS (GREEN BOOK) TABLE 5-1

ABBREVIATIONS:  
 FMA - FUEL MODIFICATION AREA (ZONE)  
 -21A-B1 - LESS THAN ROAD WIDTH PER NEVADA COUNTY STANDARD DRAWING A-1  
 -21A-B2 - GREATER THAN ROAD WIDTH PER NEVADA COUNTY STANDARD DRAWING A-1  
 CENTER  
 EXISTING GROUND PROFILE AT RIGHT-OF-WAY CENTER  
 EXISTING GROUND PROFILE AT ROADWAY CENTER

SCALE: 1" = 40'









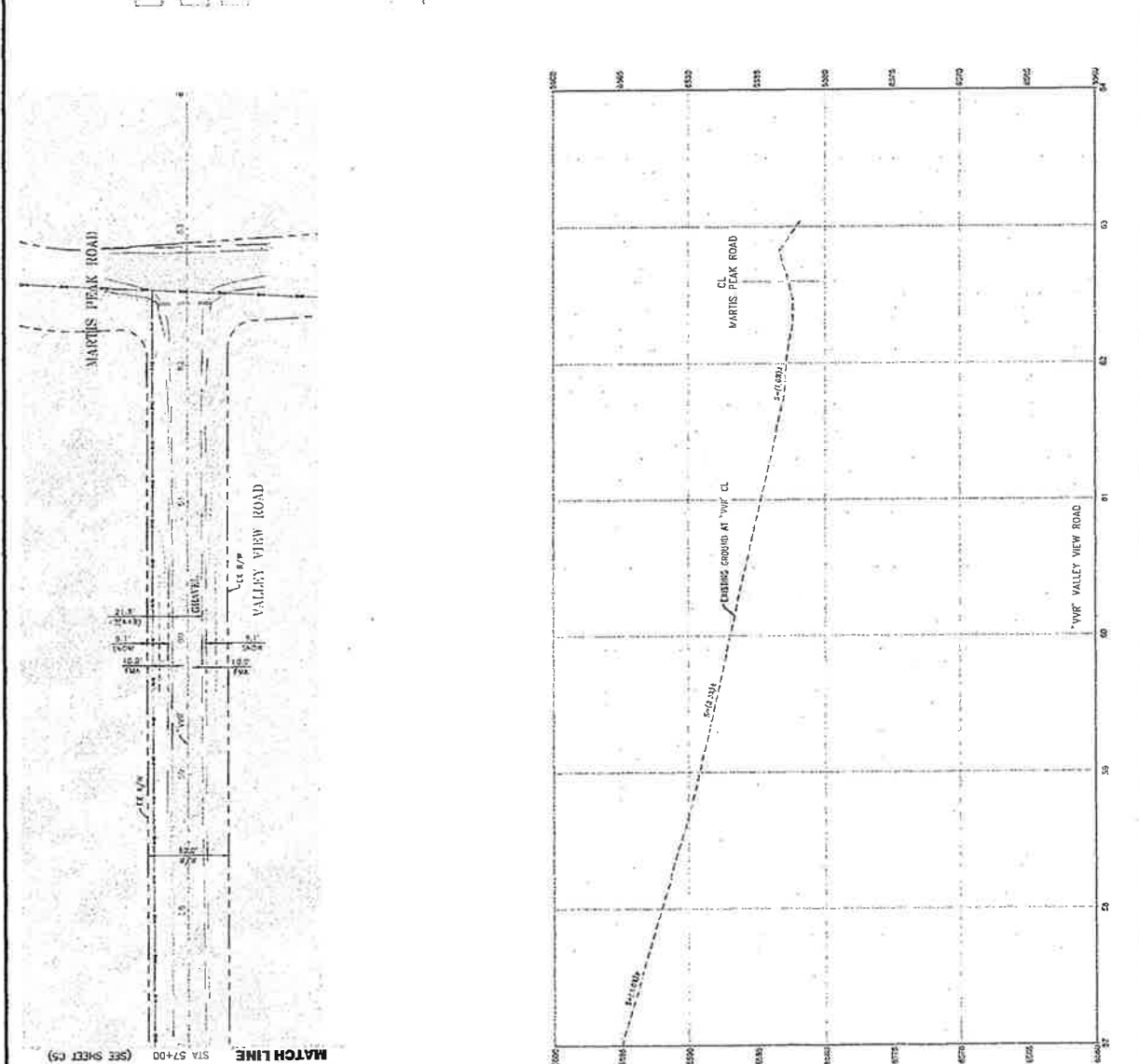
NOTE: CENTERLINE SHOWN BELOW IS AT THE CENTER OF RIGHT-OF-WAY AND NOT NECESSARILY THE CENTER OF THE ROAD

EXISTING ASPHALT ROAD SURFACE  
 EXISTING GRAVEL ROAD

STOPPING SITE DISTANCE (SSD) BASED ON COUNTY OF NEVADA DEPARTMENT OF PUBLIC SAFETY DESIGN MANUAL (DESIGN SPEEDS AND ASHITO GEOMETRIC DESIGN OF STREETS AND HIGHWAYS (GREEN BOOK) TABLE 3-1

ABBREVIATIONS:  
 FMA - FUEL MODIFICATION AREA (ZONE)  
 FPM - FUEL PUMP MODIFICATION AREA  
 24" - 24" LESS THAN ROAD WIDTH PER NEVADA COUNTY STANDARD DRAWING A-1  
 24" - 24" GREATER THAN ROAD WIDTH PER NEVADA COUNTY STANDARD DRAWING A-1

EXISTING GROUND PROFILE AT RIGHT-OF-WAY CENTER  
 EXISTING GROUND PROFILE AT ROADWAY CENTER



## DEFENSE AND INDEMNIFICATION AGREEMENT

This Defense and Indemnity Agreement ("Agreement") is made and entered into between the County of Nevada, a political subdivision of the State of California ("County"), and Dan Irish with 17031, LLC, ("Applicant"), and is effective as of \_\_\_\_\_, 2026. This Agreement is made with regard to the following facts:

### RECITALS

WHEREAS, Applicant is the owner of the real property located in the unincorporated area of Nevada County at 17031 Austin Way, Truckee, CA 96161, APN: 049-060-012, for which the Applicant has applied for approval of an Outdoor Events Application and Petition for Exceptions to Road Standards (PLN25-0137; OEA25-0001; PFX26-0001)(collectively "Project Approval"); and,

WHEREAS, the Project is a land use development project or other land use decision for which a Defense and Indemnification Agreement is required pursuant to the conditions of the Project Approval; and,

WHEREAS, it is in the public interest for County and Applicant to enter into this Defense and Indemnification Agreement as Applicant will benefit from the County's processing of the application and the Project Approvals that may result therefrom.

NOW THEREFORE, in consideration of the processing of the application and any resulting Project Approval and the mutual promises and agreements contained herein, and in satisfaction of an express condition of the Project Approval, the Applicant hereby agrees as follows:

1. The Applicant agrees to defend, indemnify, and hold harmless the County and its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees (collectively "County Parties") to attack, set aside, void or annul the above-referenced project approval or any of the proceedings, acts or determinations taken done or made as a result of County's processing and/or approval of the Project or, or to impose personal liability against such agents, officers, or employees based upon or arising out of the project approval. Applicant's obligation to defend and indemnify under this Agreement shall apply to any lawsuit or challenge against the County Parties alleging failure to comply with the California Environmental Quality Act or with the requirements of any other federal, state, or local laws, including but not limited to general plan and zoning requirements. Applicant's obligations under this Agreement to defend and indemnify the County Parties shall include, but not be limited to, payment of all court costs and attorneys' fees, all litigation-related costs, all costs of any judgments or awards against the County, all settlement costs and/or any claim for private attorney general fees claimed by or awarded to any party from the

County. Applicant further agrees to cooperate in good faith with County in performance of obligations as set forth in this Agreement.

2. The County shall notify the Applicant promptly of any claim, action or proceeding and cooperate fully in the defense. Upon receipt of such notification, Applicant shall assume the defense of the claim, action, or proceeding, including the employment of counsel reasonably satisfactory to the County Counsel's Office and Applicant, and the prompt payment of the attorneys' fees and costs of such counsel. In the event of a disagreement between the County and Applicant over litigation issues, County shall have the authority to control the litigation and make litigations decisions, including but not limited to, settlement or other disposition of the matter. If County reasonably determines that having common counsel would present such counsel with a conflict of interest, or if Applicant fails to promptly assume the defense of the claim, action, or proceeding or to promptly employ counsel reasonably satisfactory to County, then County may employ separate counsel to represent or defend the County, and Applicant shall pay the reasonable attorneys' fees and costs of such counsel within 30 days of receiving an itemized billing therefore. At its sole discretion, the County may participate in the defense of any such claim, action, or proceeding in good faith, either through County Counsel's Office at the Applicant's expense or through outside counsel at the County's expense; but such participation shall not relieve Applicant of his obligations under this Agreement.

3. Applicant's obligations to defend and indemnify under this Agreement shall apply whether or not there is concurrent, active, or passive negligence on the part of County Parties. Applicant's obligations under this Agreement shall be effective regardless of whether any or all Project approvals and/or actions by the County regarding the Project remain valid or are invalidated by the court.

4. Failure to promptly defend or indemnify the County is a material breach which shall entitle County to all remedies available under the law, including but not limited to specific performance and damages. Moreover, failure to defend or indemnify shall constitute grounds upon which the County decision-making body may rescind its approval(s) associated with the Project, and a waiver by Applicant of any right to proceed with the Project or any portion thereof.

5. Applicant shall be and remain personally obligated to all of the terms of this Agreement, notwithstanding any attempt to assign, delegate or otherwise transfer all of any of the rights or obligations of this Agreement, and notwithstanding a change in or transfer of ownership of the real property upon which the Project is located (or any interest therein). However, the Applicant may be released from such obligations if the Applicant obtains the County's prior written consent to such transfer, which consent shall not be unreasonably withheld.

6. All notices required under this Agreement shall be in writing and shall be deemed given as of the date of actual delivery if by personal delivery or sent by a nationally recognized overnight carrier, or three days after deposit in the United States mail, first class postage prepaid, to the addresses indicated below:

For Applicant: Dan Irish  
9450 SW Gemini Drive, #24131  
Beaverton, OR 97008

For County: Planning Director  
Nevada County Planning Department  
950 Maidu Avenue  
Nevada City, CA 95959  
Attn: Brian Foss

With a copy to: County Counsel  
County of Nevada  
950 Maidu Avenue  
Nevada City, CA 95959

Either party may change the place for the giving of notice to it by thirty (30) days prior written notice to the other party, as provided herein.

7. This Agreement shall be binding upon Applicant and his heirs, executors, administrators, assigns and successors in interest.

8. Upon execution of this Agreement, it may be recorded with the County Recorder's Office and become a lien on any real property attached to the Project Approvals.

9. This Agreement shall constitute the complete understanding of the parties with respect to the matters set forth herein. Neither party is relying on any other representation, oral or written. This Agreement may not be changed except by a written amendment signed by all parties.

10. It is agreed and understood that this Agreement shall be interpreted fairly in accordance with its terms to effectuate the intent of the parties and not strictly for or against any party by reason of authorship that none of them is to be deemed the party which prepared this Agreement within the meaning of Civil Code Section 1654.

11. Each party executing this Agreement represents and warrants that it has been duly authorized to enter into this Agreement, that it has full and complete authority to do so, that it has consulted with or had the opportunity to consult with an attorney prior to executing this Agreement, that it enters into this Agreement knowingly and voluntarily, and that it agrees to be bound by the terms of this Agreement.

IN WITNESS WHEREOF, the County and Applicant have caused this Agreement to be duly executed, as of the date first set forth above.

**COUNTY:**

COUNTY OF NEVADA, a political  
subdivision of the State of California

Approved as to form:

By: \_\_\_\_\_  
Trevor Koski  
County Counsel

**APPLICANT:**

By: \_\_\_\_\_

Name: Dan Irish

Title: Owner/Applicant



Notice of Appeal — Austin Ridge Outdoor Events Center Project County

Exhibit B: County Violation Warning Letters

Notice of Appeal — Austin Ridge Outdoor Events Center Project County

Files: PLN25-0137; OEA25-0001; PFX26-0001

APN 049-060-012

Project Address: 17031 Austin Way, Truckee, CA 96161



**COUNTY OF NEVADA**  
**COMMUNITY DEVELOPMENT AGENCY**  
**CODE COMPLIANCE DIVISION**  
950 MAIDU AVENUE SUITE 170, PO BOX 599002  
NEVADA CITY, CAA 95959-7902  
(530) 265-1222 <https://nevadacountyca.gov>

Trisha Tillotson  
Community Development Agency Director

Violation Warning Letter

Matt Kelley  
Code & Cannabis Compliance Director

Mail/Service Date: August 26, 2025  
Compliance Deadline: September 26, 2025

17031 LLC  
9450 SW GEMINI DR STE 24131  
BEAVERTON, OR 97008

Re: APN 049060012 - 17031 AUSTIN WAY, Truckee, CA 96161  
Code Compliance Case #: CC25-0197

Dear 17031 LLC,

The county has recently become aware of the following code violation(s) on your property:

- : **Section 12.03.070 - Churches, Community Meeting and Social Event Facilities. | Code of Ordinances | Nevada County, CA | Municode Library.**

Description: Residential property being used as a Special Events Venue.

Corrective Action: Apply for and have granted a Use Permit for all activities outside the allowable use for that zoning.

Date Observed: 08/26/2025

If voluntary compliance is not achieved, additional enforcement measures may be imposed, including but not limited to the following:

**Local Building and Safety Code Violations:** Mandatory fine of \$130 for the first offense, \$700 for the second and \$1,300 for the third and subsequent violations within a 12-month period;

**Other Code Violations:** Mandatory fine of up to \$100 for the first offense, \$200 for the second, and \$500 for the third and subsequent violations within a 12-month period, plus penalty assessments.

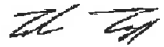
Unless you as the responsible party abate the code violation (s) or seeks an appeal within the time prescribed in the notice, the code violation may be abated at your expense including administrative costs. The abatement costs, including administrative costs, may be made a special assessment added to the County assessment roll and become a lien on the real property, or be placed on the unsecured tax roll. All responsible parties shall be jointly and severally liable for all administrative costs incurred by the County.

Please bring your property into compliance by September 26, 2025 to avoid additional penalties and fines. **As the responsible part(ies), it is your responsibility to contact the Code Compliance Division to schedule an inspection to show the outstanding violations have been abated or penalties will continue to accrue.** Please be aware, the code officer's hourly fee of \$152.36 may be assessed on all forthcoming inspections, calls, emails and/or staff time as administrative costs. Please be aware that administrative costs include all costs incurred by or on behalf of the County regarding enforcement.

The Code Compliance Division is aware that many violations are often the result of a lack of knowledge concerning regulations. We are bringing the reported violation to your attention and requesting that you bring the issue into compliance.

The policy of the County of Nevada Code Compliance Division is to work with property owners to achieve voluntary compliance. If you have any questions or if I can provide assistance, please contact me at (530)265-7029.

Respectfully,



David Kopp  
Code Compliance Officer  
County of Nevada  
(530)265-7029  
[David.Kopp@nevadacountyca.gov](mailto:David.Kopp@nevadacountyca.gov)

## **IMPORTANT READ CAREFULLY**

**Contesting a Notice of Violation:** Administrative notice of violations may be contested by requesting an administrative hearing. A request for an administrative hearing does not stay enforcement, including abatement orders and imposition of fine, penalties, and administrative costs.

**Administrative Hearing:** A Responsible Party to whom a Notice of Violation, Abatement Order, and/or an administrative citation is issued may request an administrative hearing within five calendar days of service of the Notice of Violation, Abatement Order, and/or administrative citation. A request for an administrative hearing shall be made in writing and filed with the Nevada County Clerk of the Board of Supervisors and shall state all grounds for appeal which the Appellant wishes the County to consider. The written request shall be accompanied by the County's appeal fee as may be approved by the Board of Supervisors from time to time. The time requirement for filing such a written request shall be deemed jurisdictional and may not be waived. Failure to timely request an administrative hearing in the manner required by this Section constitutes a waiver of the administrative hearing and a failure to exhaust administrative remedies. In the absence of a timely filed appeal by way of written request for a hearing that complies fully with the requirements of this Section, the findings and administrative civil penalties of the Enforcing Officer contained in the Notice to Abate shall become final and conclusive on the sixth calendar day following service of the Notice to Abate. The hearing on the appeal shall occur not more than 30 days after receipt of a timely appeal and shall provide written notice of the hearing date and time to the appellant at least 10 days prior to the date of the hearing, unless such time limits are waived in writing by the Enforcement Officer and the appellant. At the time of submitting the request for an administrative hearing, the Appellant requesting the administrative hearing shall pay an appeal fee as may be set from time to time by resolution of the Board of Supervisors. The County may waive or defer the appeal fee upon written request for good cause shown. Good cause may include severe economic hardship, significant attempts to comply with a Notice of Violation and/or Abatement Order, and other factors indicating good faith attempts to comply.



**NEVADA  
COUNTY**  
CALIFORNIA

# Code Compliance



## Code Compliance Investigation Services Request

County of Nevada | Community Development Agency | Code Compliance Division

950 Maidu Avenue, Suite 170 | PO Box 599002 | Nevada City, CA 95959-7902 | Office: 530-265-1222 opt 4  
| Email: CodeCompliance@nevadacountyca.gov |

Address Map Locator



## Violation Location and Property Owner Information

**Street Address of Violation (Required)** 17031 AUSTIN WAY  
Truckee, CA, 96161

**Name of Property Owner** Dan Irish

**Assessor's Parcel Number (APN)** 049-060-012-000

For issues in the incorporated cities please use the following contacts: City of Grass Valley 530-274-4310 | City of Nevada City 530-265-2496 | Town of Truckee 530-582-2919

**Complaint Types (check all that apply AND include details in space provided below)**

Building a structure without a permit

Grading without a permit

Home Based Business - Commerical uses in a residential zoning district

Lack of final inspection, using an unfinished or non-approved building

Other dangerous or un-permitted construction (specify below)

Use permit, zoning, or other planning violations

Site development, setback violations (the County does not enforce easement disputes)

Solid waste accumulation: trash, junk, debris

The Nevada County **Environmental Health Department** responds to complaints about environmental conditions at restaurants, temporary food facility events (street fairs, festivals, etc.), public swimming pools in addition to hazardous material spills, improper storage, or underground tanks. Please contact them directly for environmental issues at 530-265-1222 or [www.nevadacountyca.gov/1470/Environmental-Health](http://www.nevadacountyca.gov/1470/Environmental-Health)

**Describe the violation in your own words (specific details required)**

An illegal commercial event center is being operated in a private gated residential community. Here is the website: <https://austinridge.events/>

<https://reports.nevcounty.net/property/rdPage.aspx?rdReport=parcel.ParcelReport&APN=049060012000>

The area is not zoned for this commercial business use and the correct permits are not being acquired. This commercial event center should not be allowed to operate in this residential community.

**Confidentiality**

Records of complaints are considered "acquired in confidence" consistent with Section 1040 Of the Evidence Code and Section 6254 of the Government Code.

**Please select one**

YES, I request that my identity as complainant be kept CONFIDENTIAL. In submitting this compliant, I understand that the information provided in the preceding section is public record. Information provided in the following section will remain confidential unless the County or a court determines that the disclosure of the reporting party identified is legally required.

For case status, call 530-265-1222 (option 4). Please allow 4-6 weeks from date of submittal.

**Reporting Party Information (Required)**

Please NOTE Incomplete or insufficient information may delay or stop this investigation.

Your Name

Your Address

Your Phone Number

Your E-mail Address



NOTE: TOTAL SIZE OF IMAGES MUST NOT EXCEED 10MB

Signature



Date

Monday, August 25, 2025

Note: this request will not be processed if not SIGNED and if the REPORTING PARTY NAME is not LEGIBLE.

For additional information on Code Compliance please visit our website:  
[www.nevadacountyca.gov/3452/Community-Development-Agency](http://www.nevadacountyca.gov/3452/Community-Development-Agency)



**COUNTY OF NEVADA  
COMMUNITY DEVELOPMENT AGENCY**

**CODE COMPLIANCE DIVISION**  
950 MAIDU AVENUE SUITE 170, PO BOX 599002  
NEVADA CITY, CA 95959-8617  
(530) 265-1222 <https://nevadacountyca.gov>

Trisha Tillotson  
Community Development Agency Director

Citation Warning Letter

Matt Kelley  
Code & Cannabis Compliance Director

Mail/Service Date: October 15, 2025  
Compliance Deadline: November 15, 2025

17031 LLC  
9450 SW GEMINI DR STE 24131  
BEAVERTON, OR 97008

Re: APN 049060012 - 17031 AUSTIN WAY, Truckee, CA 96161  
Code Compliance Case #: CC25-0197

Dear 17031 LLC,

There currently remains an open Code Compliance case on your property. As of our last inspection, the following violations are outstanding:

Code Violation(s):

- : **Section 12.03.070 - Churches, Community Meeting and Social Event Facilities. | Code of Ordinances | Nevada County, CA | Municode Library.**

Description: Residential property being used as a Special Events Venue.

Corrective Action: Apply for and have granted a Use Permit for all activities outside the allowable use for that zoning.

Date Observed: 08/26/2025

If voluntary compliance is not achieved, additional enforcement measures may be imposed, including but not limited to the following:

**Local Building and Safety Code Violations:** Mandatory fine of \$130 for the first offense, \$700 for the second and \$1,300 for the third and subsequent violations within a 12-month period;

**Other Code Violations:** Mandatory fine of up to \$100 for the first offense, \$200 for the second, and \$500 for the third and subsequent violations within a 12-month period, plus penalty assessments.

Unless you as the responsible party abate the code violation (s) or seeks an appeal within the time prescribed in the notice, the code violation may be abated at your expense including administrative costs. The abatement costs, including administrative costs, may be made a special assessment added to the County assessment roll and become a lien on the real property, or be placed on the unsecured tax roll. All responsible parties shall be jointly and severally liable for all administrative costs incurred by the County.

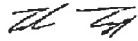
Please bring your property into compliance by November 15, 2025 to avoid additional penalties and fines. **As the responsible part(ies), it is your responsibility to contact the Code Compliance Division to schedule an inspection to show the outstanding violations have been abated or penalties will continue to accrue.**

Please be aware, the code officer's hourly fee of \$144.94 may be assessed on all forthcoming inspections, calls, emails, research, and/or staff time as administrative costs. Please be aware that administrative costs include all costs incurred by or on behalf of the County regarding enforcement.

The Code Compliance Division is aware that many violations are often the result of a lack of knowledge concerning regulations. We are bringing the reported violation to your attention and requesting that you bring the issue into compliance.

The policy of the County of Nevada Code Compliance Division is to work with property owners to achieve voluntary compliance. If you have any questions or if I can provide assistance, please contact me at (530)265-7029.

Respectfully,



David Kopp  
Code Compliance Officer  
County of Nevada  
(530)265-7029  
[David.Kopp@nevadacountyca.gov](mailto:David.Kopp@nevadacountyca.gov)

**IMPORTANT READ CAREFULLY**

**Contesting a Notice of Violation:** Administrative notice of violations may be contested by requesting an administrative hearing. A request for an administrative hearing does not stay enforcement, including abatement orders and imposition of fines, penalties, and administrative costs.

**Administrative Hearing:** A Responsible Party to whom a Notice of Violation, Abatement Order, and/or an administrative citation is issued may request an administrative hearing within five calendar days of service of the Notice of Violation, Abatement Order, and/or administrative citation. A request for an administrative hearing shall be made in writing and filed with the Nevada County Clerk of the Board of Supervisors and shall state all grounds for appeal which the Appellant wishes the County to consider. The written request shall be accompanied by the County's appeal fee as may be approved by the Board of Supervisors from time to time. The time requirement for filing such a written request shall be deemed jurisdictional and may not be waived. Failure to timely request an administrative hearing in the manner required by this Section constitutes a waiver of the administrative hearing and a failure to exhaust administrative remedies. In the absence of a timely filed appeal by way of written request for a hearing that complies fully with the requirements of this Section, the findings and administrative civil penalties of the Enforcing Officer contained in the Notice to Abate shall become final and conclusive on the sixth calendar day following service of the Notice to Abate. The hearing on the appeal shall occur not more than 30 days after receipt of a timely appeal and shall provide written notice of the hearing date and time to the appellant at least 10 days prior to the date of the hearing, unless such time limits are waived in writing by the Enforcement Officer and the appellant. At the time of submitting the request for an administrative hearing, the Appellant requesting the administrative hearing shall pay an appeal fee as may be set from time to time by resolution of the Board of Supervisors. The County may waive or defer the appeal fee upon written request for good cause shown. Good cause may include severe economic hardship, significant attempts to comply with a Notice of Violation and/or Abatement Order, and other factors indicating good faith attempts to comply.



## Code Compliance Investigation Services Request

County of Nevada | Community Development Agency | Code Compliance Division

950 Maidu Avenue, Suite 170 | PO Box 599002 | Nevada City, CA 95959-7902 | Office: 530-265-1222 opt 4  
| Email: CodeCompliance@nevadacountyca.gov |

Address Map Locator



## Violation Location and Property Owner Information

**Street Address of Violation (Required)** 17031 Austin Way  
Truckee, CA, 96161

**Name of Property Owner** Daniel Irish

**Property Owner Phone Number** (503) 702-6720

**Assessor's Parcel Number (APN)** 049-060-012-000

For issues in the incorporated cities please use the following contacts: City of Grass Valley 530-274-4310 | City of Nevada City 530-265-2496 | Town of Truckee 530-582-2919

**Complaint Types (check all that apply AND include details in space provided below)** Home Based Business - Commerical uses in a residential zoning district

Use permit, zoning, or other planning violations

The Nevada County **Environmental Health Department** responds to complaints about environmental conditions at restaurants, temporary food facility events (street fairs, festivals, etc.), public swimming pools in addition to hazardous material spills, improper storage, or underground tanks. Please contact them directly for environmental issues at 530-265-1222 or [www.nevadacountyca.gov/1470/Environmental-Health](http://www.nevadacountyca.gov/1470/Environmental-Health)

### Describe the violation in your own words (specific details required)

The property at 17031 Austin Way, Truckee, CA 96161 (APN 049-060-012-000) is operating as a commercial wedding and events/party venue ("Austin Ridge").

Events are being held there on a regular and ongoing basis with rental fees charged. The site is advertised online for weddings/parties and events (<https://austinridge.events/>). Furthermore, the

property is also violating established sound/noise ordinances. Based on public records, it does not appear that the property has the required Use Permit or Outdoor Event Permits for this type of activity in an AG-20 zoning district.

I respectfully request that Code Compliance investigate whether this property has the required permits and whether its continued operation is compliant with Nevada County Code.

## Confidentiality

Records of complaints are considered "acquired in confidence" consistent with Section 1040 Of the Evidence Code and Section 6254 of the Government Code.

### Please select one

YES, I request that my identity as complainant be kept CONFIDENTIAL. In submitting this complaint, I understand that the information provided in the preceding section is public record. Information provided in the following section will remain confidential unless the County or a court determines that the disclosure of the reporting party identified is legally required.

For case status, call 530-265-1222 (option 4). Please allow 4-6 weeks from date of submittal.

## Reporting Party Information (Required)

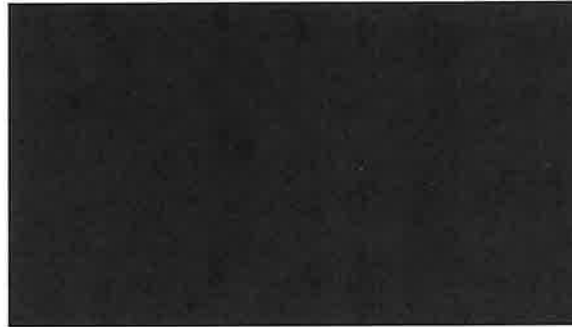
Please NOTE Incomplete or insufficient information may delay or stop this investigation.

Your Name

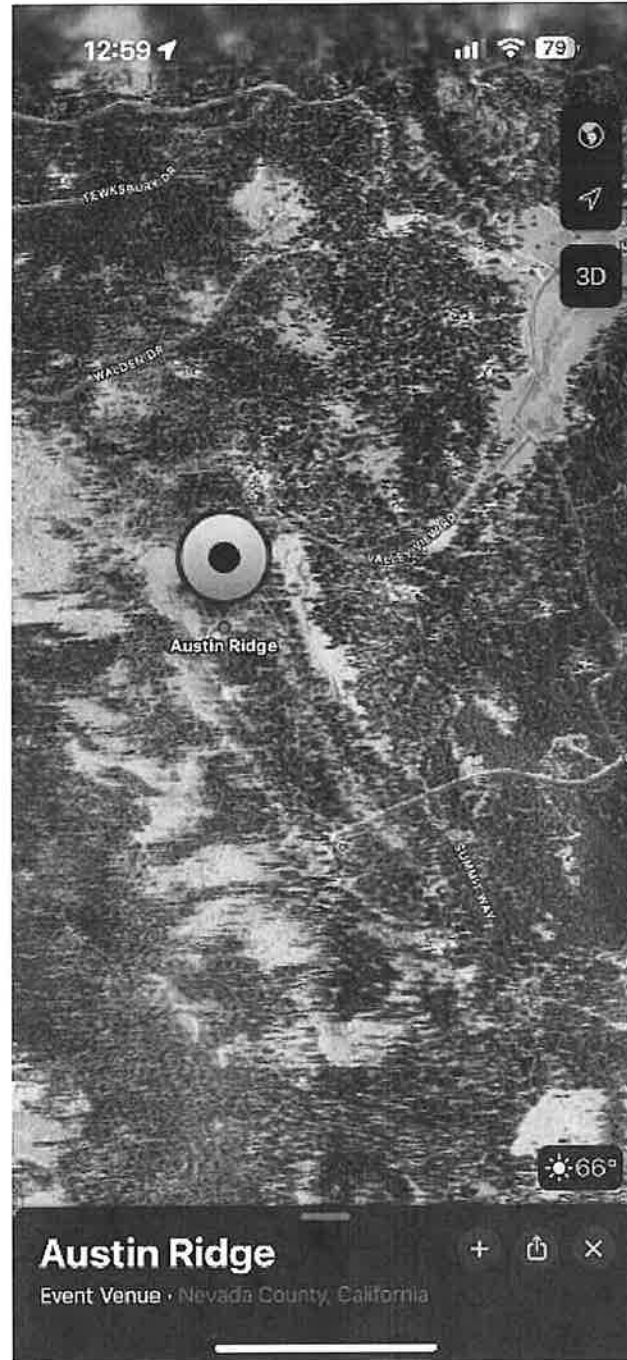
Your Address

Your Phone Number

Your E-mail Address



Please upload a map of the nuisance, if needed, to help clarify the written description (limit of 3 attachments):



**NOTE: TOTAL SIZE OF IMAGES MUST NOT EXCEED 10MB**

**Signature**



**Date**

Saturday, September 13, 2025

**Note:** this request will not be processed if not SIGNED and if the REPORTING PARTY NAME is not LEGIBLE.

For additional information on Code Compliance please visit our website:  
[www.nevadacountyca.gov/3452/Community-Development-Agency](http://www.nevadacountyca.gov/3452/Community-Development-Agency)



# INSPECTIONS REPORT For Permit CC25-0197

County Of Nevada - Community Development Agency  
950 MAIDU AVENUE | SUITE 170 | PO BOX 599002 | NEVADA CITY, CA | 95959-7902  
Office: (530) 265-1222 | Email: buildingdept@nevadacountyca.gov  
<https://nevadacountyca.gov/Building>

**APN:** 049060012    **Permit:** CC25-0197    **Record Status:** Citation  
Warning Issued

**Address:** 17031 AUSTIN WAY, Truckee, CA 96161

Before making decisions using the information provided, contact the appropriate county departments to confirm the validity of the data.

**Work Description:** Unpermitted structure, home business

Inspection Type	Inspector	Inspected	Result	Result Comment	Request Comment
Inspection	David Kopp	8/26/2025 12:00:00 AM	Violation Verified	Spoke with the Planning department and it was agreed that for this type of activity a Use Permit would be required. I will send a VWL and let the POs know a Use Permit will be required.	Spoke with the Planning department and it was agreed that for this type of activity a Use Permit would be required. I will send a VWL and let the POs know a Use Permit will be required.
Inspection	David Kopp	10/14/2025 12:00:00 AM	No Progress- No Fee	No Use permit applied for, so a CWL will be sent.	Verify if POs are moving forward with a Use permit or discontinued using it as a Special Events Venue.
Inspection	David Kopp				Send a CL if no Use permit has been applied for.

To view associated documents, locate the Permit in the Citizen Access Portal, then choose 'Documents' from the Permit Process Menu.

Case #	Record Type
CC25-0197	Code Compliance/Case/NA/NA
Opened Date	Scheduled Date
08/25/2025	
Description of Alleged Violations (internal only - not used o... Unpermitted structure, home business	Current Status Citation Warning Issued
Total Invoiced	Total Paid
0.00	0.00
Assigned to Department	Assigned to Staff
Code Compliance Officer	David Kopp
Current Department	Current User
Closed Date	
Completed Date	Balance
	0.00

Notice of Appeal — Austin Ridge Outdoor Events Center Project County

Exhibit C: 17031 LLC Outdoor Event Permit Application – Wedding Venue; Schedule of Events

Notice of Appeal — Austin Ridge Outdoor Events Center Project County

Files: PLN25-0137; OEA25-0001; PFX26-0001

APN 049-060-012

Project Address: 17031 Austin Way, Truckee, CA 96161

## 17031 LLC Outdoor Event Permit Application – Wedding Venue

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This application follows the outline and format of the “*Outdoor Event Permit*” application as specified in Sec. 10.16.070 of the Nevada County Code.

17031 LLC dba “*Austin Ridge*” located at 17031 Austin Way, Truckee, CA 96161.

This application for up to eight (8) paid wedding events per season (12-month period), consistent with Nevada County’s Outdoor Event Application and use guidelines for property zoned AG-20.

### Primary Contact

Daniel Irish, Manager.

17031 Austin Way Truckee, CA 96161

530.486.0360 Main

503.702.6720 Dan Irish cell

[contact@austinridge.events](mailto:contact@austinridge.events)

Emergency Contact: Alexei Greisbach: 925.640.2804

### A. Site Identity

Venue Name	Street Address	City / ZIP	Website	Primary Phone
Austin Ridge (Truckee)	17031 Austin Way	Truckee, CA 96161	<a href="https://austinridge.events">https://austinridge.events</a>	530.486.0360
Zoning	AG-20			

### B. Operations Summary

Item	Planned Entry
Event Type	Private weddings and related gatherings (rehearsal dinner optional).
Event Count Limit	Up to 8 paid events in any 12-month period (per County Outdoor Event Application).
Guest Capacity (per event)	100–150 seated
On-site Lodging (non-event use)	Yes
Event Hours (target)	Setup from 10:00 a.m.; amplified music off by 10:00 p.m.; events conclude by 10:00 p.m. Clean-up permitted 10pm – 11pm (or per County approval).
Food Service	Prepared off-site by permitted caterers; on-site rethermalization only; vendor catering permits required.
Alcohol	ABC certified RBS servers only. No sales to public, bridal party supplied liquor.
Open Flames	<b>NOT PERMITTED UNDER ANY CIRCUMSTANCES</b>

### 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

### D. Site Plan Narrative

1. **Approach:** Access via Interstate-80 to CA-267; local approach along Truckee arterials to Austin Way. Provide turn-by-turn guest directions with emphasis on avoiding neighborhood cut-throughs. *Shuttles are required for all events.*
2. **Event Zones:** (1) Ceremony lawn with mountain views; (2) Reception terrace/courtyard; (3) Exact footprints labeled on attached seating plan (**Exhibit 2**).
3. **Lodging Use:** Overnight accommodations are used for wedding party lodging only (non-assembly); not open to the public. Guest rooms are not used for event assembly.
4. **Noise Orientation:** PA speakers-oriented inward toward main structure and away from property lines; dance floor is at the lowest developed point at the property; real-time dBA spot checks at property line; amplified sound ceases by 10:00 p.m.

5. **Lighting:** Fully shielded, down-directed fixtures for egress paths and parking; bistro lighting for safety and ambiance.
6. **Generators:** If needed a portable generator is located at least 50 feet from assembly areas behind redwood fencing which serves as acoustic baffling; secondary containment for fuel. Backup generators are located at the property including a 22KW and an 18KW manufactured by Generac, consuming LPG from the existing tank infrastructure. They are only used if the power is interrupted so that the wedding doesn't have to be cancelled.

## **E. Parking & Traffic Control**

1. **On-site parking:** on improved/gravel surfaces only of 40 spots; exact stall count to shown on site plan with ADA stalls and accessible route to event zones.
2. **Shuttle Plan:** Required for all events. Running 25- to 50-seat shuttles from a pre-approved off-site lot (permission letters attached) to eliminate roadside parking in 30 minute intervals. Shuttles remain on-site in case of emergency egress during event.
3. **Traffic:** Staggered guest arrival windows; no ride-share drop-off zone on site; no staging on public right-of-way; drives kept clear (20' width, 13'-6" vertical). **See attached Traffic Memo (Exhibit 1)**

## **F. Fire Protection & Evacuation**

1. Defensible space around structures and event zones is constantly maintained; mow/clear as seasonally required. See [https://www.youtube.com/watch?v=4v\\_X9byal7U](https://www.youtube.com/watch?v=4v_X9byal7U) (or on the main page at *Austinridge.events* which has drone footage of the property from 2024). There is at least 100 ft of separation from any combustible materials. The property is heavily surrounded by rocks and gravel with easy access to 3 of the 4 sides of the structures by fire engines.
2. Emergency access width/turn-around for fire apparatus; Station 95 in the Truckee Fire Protection District is approximately 7-12 minutes from our location. When constructing the driveway, we asked Station 95 to send a fire engine. We paved where its tracks went. **See attached Traffic Memo. (Exhibit 1)**
3. We have at least 10 A:10BC extinguishers located at caterer area, generator, indoor main house, garage and exterior of pool house and staging; yard hydrants throughout the property. Nearest water supply is a 22,000-gallon pool located on the property. There is a 15,000-gallon CalFire installed cistern on Martis Peak Road, less than 1 mile away. **See attached site plan (Exhibit 2)**
4. **Fire Protection Systems:** Property includes a 22,000-gallon pool available for syphon. It also includes a 75 HP pump for outdoor fire suppression. Indoor fire detection includes CO2 and Carbon Monoxide detectors throughout the buildings and includes remote monitoring. The property is also equipped with a Ubiquity camera system that includes infrared detection remote monitoring and automated alerts. **(Exhibit 3.1, Exhibit 3.2)**
5. **One-page Evacuation Map** showing primary routes to I-80; designate staff for traffic direction if evacuation occurs. **See attached (Exhibit 3)**

## G. Sanitation & Solid Waste

1. Portable restrooms at not less than 1 per 50 attendees, including at least one ADA unit; hand-wash stations adjacent. See attached contract in Exhibit 5.3 with United Rentals as requested by Lauren Van Rheenen from Environmental Health. These are the same restroom trailers found throughout Nevada County on remote construction sites.
2. Bear proof trash receptacles / stations sized for peak use; removal by Truckee Tahoe Disposal on a regularly scheduled service (typically within 24 hours after each event conclusion). See attached Exhibit 5.4

## H. Neighbor Communication

1. Notices prior to the season to adjacent/nearby parcel owners within five hundred (500) feet with event dates, hours, and a live phone line for real-time response. Our phone: **530.486.0360**, is monitored daily between the hours of 8AM – midnight
2. Maintain a complaint log (time, issue, action taken) to share with the County upon request.
3. Two of the neighboring lots (17005, 17127) are undeveloped (no houses, no permanent structures, no occupants). See attached distance measurements to seasonally occupied adjacent neighboring properties with dwellings. See Email in support of application from closest neighbor at 17030 Austin Way, Karey Krauter (Exhibit 6.3)
  - | 17030 Austin Way (directly opposite on Austin Way). distance > 500 ft) See email in support of event permit application.
  - | 16922 Valley View Rd (nearby parcel to the east/southeast; distance > 500 ft).
  - | 17005 Valley View Rd (20-acre parcel adjoining) non-occupied.
  - | 17127 Valley View Rd (large parcel to the east/southeast) non-occupied.

See Exhibit 6 for specific area orientation

## I. Insurance

1. Certificates of Insurance are required for each event date in the following amounts:
  - a. *Liability limitations of \$2,000,000 each occurrence*
  - b. *Damage to Rented Premises: \$250,000 each occurrence*
  - c. *Medical Expenses: \$5,000 each occurrence*
  - d. *Personal Injury: \$2,000,000*
  - e. *General Aggregate: \$5,000,000*
  - f. *Deductible (not more than \$2,500)*
  - g. *Includes Host Liquor Liability*
  - h. *Coverage for Event cancellation in case of fire, weather or other act of God.*

Insurance is purchased via: <https://www.theeventhelper.com/#4tszc0>

## J. Exhibit List

1. **Traffic Memo** as prepared by LSC Transportation Consultants, Inc.
2. **Site Plan & Sample Seating Layout** with event zones, parking count, ADA path, lighting, speaker orientation, sample seating plan, generator location and referenced zoning of AG-20 from the GIS map.
3. **Fire Prevention & Evacuation** with primary/alternate routes to I-80; shuttles to follow stated route, screenshots from Ubiquity cameras showing infrared detection and pool location.
4. **Shuttle Service & off-site parking permission emails** for shuttle pickup.
5. **Environmental Health & Waste Disposal:** emails from caterers (catering permits) and any bar service documentation (ABC RBS certification if applicable), portable restroom contract with United Rentals.
6. **Neighbor Communication & positioning** relative to event area, email from closest neighbor in support of application & Noise Mitigation Plan
7. **Biological Inventory Report & related exhibits**

## Applicant / Owner Signatures

Applicant acknowledges and understands all the conditions as specified for the Outdoor Event Permit application.

Role	Name	Signature	Date
Applicant	Daniel Irish, Manager		
Owner	17031 LLC		

Notice of Appeal — Austin Ridge Outdoor Events Center Project County

Exhibit D: Incomplete Determination Letter, November 19, 2025

Notice of Appeal — Austin Ridge Outdoor Events Center Project County

Files: PLN25-0137; OEA25-0001; PFX26-0001

APN 049-060-012

Project Address: 17031 Austin Way, Truckee, CA 96161



**NEVADA  
COUNTY**  
CALIFORNIA

Community Development Agency  
**Planning Department**  
[Planning@nevadacountyca.gov](mailto:Planning@nevadacountyca.gov)  
[www.nevadacountyca.gov/Planning](http://www.nevadacountyca.gov/Planning)

950 Maidu Avenue, Suite #170  
PO BOX #599002  
Nevada City, CA 95959  
PH: (530) 265-1222 ext. 2  
FAX: (530) 265-9854

## INCOMPLETE DETERMINATION LETTER

November 19, 2025

Dan Irish  
9450 SW Gemini Drive, #24131  
Beaverton, OR 97008

File No.: PLN25-0137; OEA25-0001  
APN: 049-060-012

### RE: Austin Ridge Outdoor Events Center – Outdoor Event Application

Dear Mr. Irish,

The Nevada County Planning Department is in receipt of your Outdoor Event application, officially submitted October 27, 2025, for the operation of the proposed Austin Ridge Event Center, an Outdoor Events venue for weddings and private celebrations, in accordance with the Outdoor Event Application requirements, at 17031 Austin Way, Truckee, CA 96161. The application was distributed to responsible departments and agencies for their review and comment. Based upon the project review, the application has been deemed incomplete. The following list is a summary of items that will require additional consideration and response prior to the application being deemed complete for processing:

#### **A. PLANNING DEPARTMENT:**

##### **1. General:**

- a. Pursuant to the requirements outlined in the Outdoor Event Application packet, the proposed project requires the applicant to prepare and submit with the application a copy of the written notice to be mailed to the neighbors, together with the list of properties, property owners and addresses to whom the notice will be sent. A Notice to Neighbors was not included with the application. All property owners within 500 feet of the project parcel shall receive the notice, even if the adjacent properties are undeveloped. Please provide the notification material upon resubmittal.
- b. The Project Description provided as a part of the initial submittal states that all exterior lighting will be shielded and downward facing; however, the lighting photo provided as a part of the application and after a site visit, the existing exterior lighting fixtures are not shielded and downward facing and contribute to excess light pollution. Additionally, the light pole towards the entrance of the property is not shielded or downward facing. Please provide a Lighting Plan upon resubmittal that demonstrates compliance with the Lighting standards identified in Title 12, Chapter 4, Section 12.04.108 - Lighting of the Nevada County Code upon resubmittal.

- c. Due to the proposed project including amplified music for the proposed outdoor events venue, a noise study is required to ensure that the proposed project will not exceed the applicable noise standards for the General Agricultural (AG) zoning district identified in Title 12, Chapter 4, Section 12.04.070 - Noise of the Nevada County Code. The study shall be prepared in accordance with the methodology identified in the Noise Element Manual contained in General Plan, Volume 2, Section 3 - Noise Analysis Appendix A, Table A-1. Please provide a noise study upon resubmittal and clearly delineate on the Site Plan where the proposed amplified music will be staged and what direction the amplified music staged area will be facing.
- d. After reviewing the Traffic Analysis completed by LSC Transportation Consultants, Inc., it appears that 250 guests was used as the baseline as opposed to 150 guests as all of the other application documents reference as the maximum guest occupancy. Please provide clarification on why the 250 guests was utilized instead of the 150 guests. Additionally, the conclusion section of the Parking Analysis is very vague and does provide any conclusion on the impact of the proposed project on the roadways. Please provide an updated Traffic Analysis that provides a discussion on why 250 guests is being utilized for the analysis instead of 150 guests and revise the conclusion section accordingly upon resubmittal.
- e. After reviewing the submitted application documents, there is discussion that one (1) sign at the entrance of the property will be utilized as a part of the proposed project; however, there was no information submitted about the proposed signage. Pursuant to Title 12, Chapter 4, Section 12.04.112 - Signs of the Nevada County Code, please provide a Sign Plan that identifies the proposed colors, materials, height, type of sign, and if any lighting is proposed upon resubmittal.

2. Plan Set:

- a. After reviewing the submitted plans, it appears that the Site Plan provided is a previous As-Built Survey Map, which does not include any of the setbacks being shown. Please provide a Site Plan that includes all of the information provided in the attached Sample Site Plan document. Please note this Sample Site Plan document has been included as an attachment.
- b. After reviewing the submitted Site Plan and the associated application documents, it is indicated that the project proposes a total of forty (40) parking spaces, with two (2) of the spaces being ADA compliant. Due to the proposed project proposing a maximum guest number of 150 guests, the applicable parking ratio implemented would be one (1) parking space per every 2.5 guests, thus requiring a minimum of sixty (60) parking spaces. Please clearly identify each parking space on the Site Plan and provide the dimensions required for both standard parking spaces and ADA

compliant parking spaces upon resubmittal. These parking standards can be found in Title 12, Chapter 4, Section 12.04.109 - Parking of the Nevada County Code.

*Advisory Note: Please note that the parking requirements may be reduced if the applicant can provide written verification that the indicated shuttle will operate at all times during each of the eight (8) proposed events. The current information provided identifies that the shuttle would only be applicable for those staying at the Springhill Suites by Marriot Truckee Lake Tahoe and isn't available to all guests, which would not be sufficient for reducing parking requirements.*

- c. Pursuant to the requirements outlined in the Outdoor Event Application packet, the proposed project requires the applicant to provide for the collection of solid waste and litter with separate containers for solid waste/litter and recyclables. Please indicate on the Site Plan the proposed location of the solid waste disposal area upon resubmittal.

**B. DEPARTMENT OF PUBLIC WORKS:**

1. Please provide an engineered site plan demonstrating that on-site access has been designed to meet County Road Standards for ingress and egress, consistent with County Standard Drawing C-1.
2. Please provide a plan showing how access from Glenshire Drive to the project site will be improved to meet County Road Standards, including two 10-foot travel lanes and 2-foot shoulders.

**C. NEVADA COUNTY FIRE MARSHAL:**

1. To meet or exceed NFPA 1142 for stored water – Standard on Water Supplies for Suburban and Rural Firefighting. Please show the tank on site plan. The swimming pool will not work due to access of Fire Apparatuses.
2. A 20' minimum Fire Lane will be required at all times for main arterial roadways. Smaller roads – i.e.: Access to wedding venue will be to driveway standards. Please show a hammerhead turn around on the site plan. Please show a Fire Truck turn radius on the site plan to show that a Fire Truck can make the proposed turns. Fuel reduction on both sides of all roads to a 10 foot horizontal depth. 15 foot vertical vegetation clearance on all roads.
3. Directional travel signage for the arterial roads is required on the driveway into the event center. Please show on the site plan and resubmit to the County.
4. Entrance gate to the Community will need to be replaced with a gate to meet current Fire Code Access. The Gate will need to be at least 20 feet wide. A Knox Rapid Entry system for emergency fire district access is required. The box shall be installed at the main entrance


gate. The key shall be keyed to Truckee Fire Protection District key, or yelp siren control sensor with sound.

5. Slopes for the access roads need to be provided on the site plan for this project. For all surfaces proposed over 10%, all weather surfaces will need to be indicated on the site plan, with the appropriate base and surface per Nevada County Standards. Under no conditions will any slope over 20% be allowed. Please show on the site plan and resubmit to the County for approval.
6. All roads will meet Nevada County Road Standards, including required widths, weight ratings, radius(s), shoulders, markings, signage, and vegetation clearance. From Glenshire Drive to 17031 Austin Drive needs to be 2 ten-foot with two 2ft shoulders. Minimum allowed is two 10FT traffic lanes and two 2FT shoulders. These requirements will be all the way From Glenshire Drive to the event center. Please show on site plan and resubmit it to County for approval.
7. A fire extinguisher (2A:10BC) will be required at the outdoor Kitchen mounted on a post near the stove. Every Building exit will also require a fire extinguisher (2A:10BC) to mount on the side of the door. Please show on the site plan and resubmit it to the County for approval.
8. This project will require an evacuation plan consistent with the requirements outlined in the Outdoor Event Application packet to be submitted to this office for approval. Please include a complete evacuation plan and resubmit to the County.

Please be advised that your project request will not be further processed until the incomplete items are submitted. If you have any questions related to comments from the Planning Department, please contact Zachary Ruybal, Associate Planner, at 530-470-2488 or [Zachary.Ruybal@nevadacountyca.gov](mailto:Zachary.Ruybal@nevadacountyca.gov). For questions about other agency comments, please feel free to contact those agencies directly. We look forward to continuing to work with you on this project.

Sincerely,

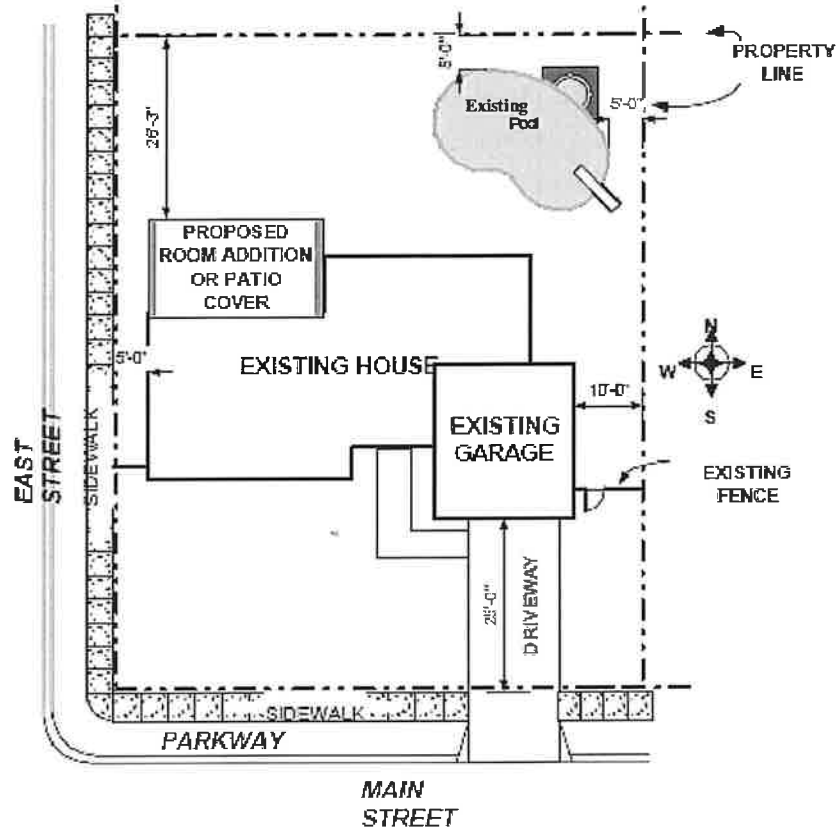
Brian Foss, Planning Director

By:   
Zachary Ruybal, Associate Planner

Attachments: Site Plan Example



**SAMPLE SITE PLAN**



**Provide the following:**

1. Minimum 11" x 17" size sheet(s). (Fill sheet with site plan; do not use edge of paper for property lines)
2. Show North arrow and include all streets and alleys.
3. Show all dimensions and locations for property lines and setbacks. (include lot size)
4. Show all buildings, carports, pools, walls, patio covers, fences, slopes, etc. (Label all existing structures/appurtenances "Existing")
5. Clearly show all grading/drainage away from structures to an approved drainage way.
6. Indicate the owners name, address, phone number, and Assessor's Parcel Number (APN).
7. Plans are to be completed in a workmanlike manner and must be legible.
8. Three (3) sets of site plans (minimum) are required for all building permits.
9. Indicate all easement locations (refer to your title report for this information)

Note: All Dimensions shown on this sample plan are for reference only. Your site plan must show the actual dimensions for the lot located at the address. Site plans are required for new structures, additions, some interior alterations, decks, patios, swimming pools, etc.

Notice of Appeal — Austin Ridge Outdoor Events Center Project County

Exhibit E: Incomplete Determination Letter, March 26, 2026

Notice of Appeal — Austin Ridge Outdoor Events Center Project County

Files: PLN25-0137; OEA25-0001; PFX26-0001

APN 049-060-012

Project Address: 17031 Austin Way, Truckee, CA 96161



## INCOMPLETE DETERMINATION LETTER

March 26, 2026

Dan Irish  
9450 SW Gemini Drive, #24131  
Beaverton, OR 97008

File No.: PLN25-0137; OEA25-0001  
APN: 049-060-012

### RE: Austin Ridge Outdoor Events Center – Outdoor Event Application

Dear Mr. Irish,

The Nevada County Planning Department is in receipt of your Outdoor Event application, officially submitted October 27, 2025, and resubmitted on February 25, 2026, for the operation of the proposed Austin Ridge Event Center, an Outdoor Events venue for weddings and private celebrations, in accordance with the Outdoor Event Application requirements, at 17031 Austin Way, Truckee, CA 96161. The application was distributed to responsible departments and agencies for their review and comment. Based upon the project review, the application has been deemed incomplete. The following list is a summary of items that will require additional consideration and response prior to the application being deemed complete for processing:

#### A. PLANNING DEPARTMENT:

##### 1. General:

1. After reviewing the submitted Noise Assessment, page 8 of the document includes a Measured Operational Sound Level Table (Table 4-2) that provides the decibel levels for numerous areas on the parcel; however, there was no decibel reading taken from the south nor the southeast property line areas and only included the north and northeast. Please provide an updated Measured Operational Sound Level Table that includes what the decibel levels would be at all property lines from each measurement location identified on page 6 of the Noise Assessment (Figure 4-1 Sound Measurement Locations) upon resubmittal to ensure consistency with the Nevada County Noise Standards.
2. After reviewing the submitted Lighting and Signage Plan, proposed sign S-1 proposes lighting that is ground mounted and angled at the sign. To ensure no light pollution, please provide downward facing exterior lighting fixtures on sign S-1 (example: gooseneck lighting fixtures). Additionally, the proposed Christmas style lighting strings are not shielded and downward facing, and therefore these Christmas style

lighting strings will need to be removed. Please update the Lighting and Signage Plans to reflect these changes upon resubmittal.

**B. DEPARTMENT OF PUBLIC WORKS:**

1. The Petition for Exception to Roadway Standards (PFX) is missing the “Justification for an Exception” section, which is required, per Section C of the form. The justification should be stamped and signed by the Civil Engineer.
2. As previously stated in DPW’s 10-12-2025 Memo: Any PFX request must include and clearly address the following:
  - a. A strong and compelling justification explaining why each applicable standard cannot be fully met;
  - b. Proposed mitigation measures or alternative improvements that achieve the same practical effect as full compliance; and
  - c. Documentation demonstrating that sufficient legal access (right-of-way) exists to construct the necessary improvements.
3. The engineered plan shall include the following statement, signed and stamped by the engineer of record:

“The Engineer has confirmed that all road improvements shown for construction in these plans are located within the existing right-of-way.”
4. Use the current “Petition for Exceptions to Waive Subdivision and/or Road Standards” form. The submitted materials include sections that appear to be from superseded forms (e.g., “Petition for Exceptions to Driveway Standards Information Form” and “Nevada County Planning Department Road & Driveway Information Form”). The current form can be downloaded here: [Petition for Exceptions to Waive Subdivision and/or Road Standards](#).
5. On-site fire access, including the proposed turnaround on a single-lane road, does not meet applicable Road Standards. Turning exhibits included in the PFX depict a multi-point, nonstandard turnaround; however, no justification for the exception has been provided. Please provide the justification.
6. Clearly identify the specific locations where roadway standards are not met and where roadway improvements are proposed. Provide supporting maps and plan sheets as necessary.
7. The “Full PFX Submittal.pdf” includes 32 roadway photos; however, they are not indexed or referenced to specific locations, nor do they indicate what each photo is intended to illustrate.

8. It is unclear what relevant information is provided in the included email (2-19-2026 from Bryan Grant, Wood Rogers, Inc). It references a 2-13-2026 Memo, but no 2-13-2026 Memo is in the PFX. Please include the 2-13-2026 Memo.
9. Provide additional, site maps, location maps, vicinity maps, and/or plan sheets as necessary so that the road access, non-standard road conditions, and road improvements are defined and locatable.

Advisory Notes:


*Please consider removing the "Traffic Analysis" Memo (2/3/2026, Pranesh Tarikere, Wood Rogers, Inc.) as only the attached turning exhibits are relevant to the PFX.*

*The Public Works Department requires that roadway mitigation improvements be made prior to the issuance of a permit or the first event, whichever occurs first.*

Please be advised that your project request will not be further processed until the incomplete items are submitted. If you have any questions related to comments from the Planning Department, please contact Zachary Ruybal, Associate Planner, at 530-470-2488 or [Zachary.Ruybal@nevadacountyca.gov](mailto:Zachary.Ruybal@nevadacountyca.gov). For questions about other agency comments, please feel free to contact those agencies directly. We look forward to continuing to work with you on this project.

Sincerely,

Brian Foss, Planning Director

By:   
Zachary Ruybal, Associate Planner

Attachment: Department of Public Works Corrections



Community Development Agency  
**Public Works Department**

[public.works@nevadacountyca.gov](mailto:public.works@nevadacountyca.gov)  
[www.nevadacountyca.gov/PW](http://www.nevadacountyca.gov/PW)

950 Maidu Avenue, Suite #170  
PO BOX #599002  
Nevada City, CA 95959  
PH: (530) 265-1411  
FAX: (530) 265-9849  
Emergency Sewer: (530) 265-1555

Trisha Tillotson  
Community Development Agency Director

David Garcia  
Director of Public Works

**March 17 2026**

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**To:** Zachary Ruybal, Associate Planner  
**From:** Kidd Immel, PE, PLS \* Senior Civil Engineer \* (530) 470-2580  
**Project:** Outdoor Event Application  
**Project No:** PLN25-0137  
**Proj. Location:** APN 049-060-012: 17031 Austin Way, Truckee  
**Subject:** Petition for Roadway Exception – Corrections Required

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**BACKGROUND**

This application requests an Administrative Permit to allow up to eight (8) paid wedding events within a 12-month period.

The nearest County-maintained road is Glenshire Drive, located approximately 4.5 miles to the north near Truckee. The access route from Glenshire Drive to the project site generally does not meet Fire Safe Road Standards, which require a minimum of two 10-foot travel lanes with 2-foot shoulders.

The proposed use is commercial in nature and must comply with applicable County and State Fire Safe Access Standards and County Road Standards. The applicant has submitted a Petition for Roadway Exception ("Full PFX Submittal.pdf"); however, the submittal does not adequately identify locations where standards are not met, explain why compliance cannot be achieved, or specify the location and extent of proposed mitigation measures.

**CORRECTIONS REQUIRED**

The Petition for Exception to Roadway Standards (PFX) is missing the "Justification for an Exception" section, which is required, per Section C of the form. The justification should be stamped and signed by the Civil Engineer.

**As previously stated in DPW's 10-12-2025 Memo:** Any PFX request must include and clearly address the following:

- A strong and compelling justification explaining why each applicable standard cannot be fully met;
- Proposed mitigation measures or alternative improvements that achieve the same practical effect as full compliance; and
- Documentation demonstrating that sufficient legal access (right-of-way) exists to construct the necessary improvements.

The engineered plan shall include the following statement, signed and stamped by the engineer of record:

"The Engineer has confirmed that all road improvements shown for construction in these plans are located within the existing right-of-way."

**Changes required:**

- Add the required Section C "Justification for an Exception."

- Use the current “Petition for Exceptions to Waive Subdivision and/or Road Standards” form. The submitted materials include sections that appear to be from superseded forms (e.g., “Petition for Exceptions to Driveway Standards Information Form” and “Nevada County Planning Department Road & Driveway Information Form”). The current form can be downloaded here: <https://www.nevadacountyca.gov/DocumentCenter/View/12210/Petition-for-Exceptions-to-Waive-Subdivision-andor-Road-Standards-PDF>
- On-site fire access, including the proposed turnaround on a single-lane road, does not meet applicable Road Standards. Turning exhibits included in the PFX depict a multi-point, nonstandard turnaround; however, no justification for the exception has been provided.
- Consider removing the “Traffic Analysis” Memo (2/3/2026, Pranesh Tarikere, Wood Rogers, Inc.) as only the attached turning exhibits are relevant to the PFX.
- Document that sufficient legal access exists for the entire route.
- The Public Works Department requires that roadway mitigation improvements be made prior to the issuance of a permit or the first event, whichever occurs first.
- Clearly identify the specific locations where roadway standards are not met and where roadway improvements are proposed. Provide supporting maps and plan sheets as necessary.
- Add the roadway Plan and Profile Plans Sheets in the “Full PFX Submittal.pdf” submitted.
- The “Full PFX Submittal.pdf” includes 32 roadway photos; however, they are not indexed or referenced to specific locations, nor do they indicate what each photo is intended to illustrate.
- It is unclear what relevant information is provided in the included email (2-19-2026 from Bryan Grant, Wood Rogers, Inc). It references a 2-13-2026 Memo, but no 2-13-2026 Memo is in the PFX.
- Provide additional, site maps, location maps, vicinity maps, and/or plan sheets as necessary so that the road access, non-standard road conditions, and road improvements are defined and locatable.

\*\*In order to expedite the review process, please provide Public Works a hardcopy in addition to the PDF file of the future PFX.

Notice of Appeal — Austin Ridge Outdoor Events Center Project County

Exhibit F: May 1, 2026, Unpermitted Event Photos

Notice of Appeal — Austin Ridge Outdoor Events Center Project County

Files: PLN25-0137; OEA25-0001; PFX26-0001

APN 049-060-012

Project Address: 17031 Austin Way, Truckee, CA 96161

5:21

LTE

📍 Austin Ridge Events

***Wedding season is in full swing***





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Notice of Appeal — Austin Ridge Outdoor Events Center Project County

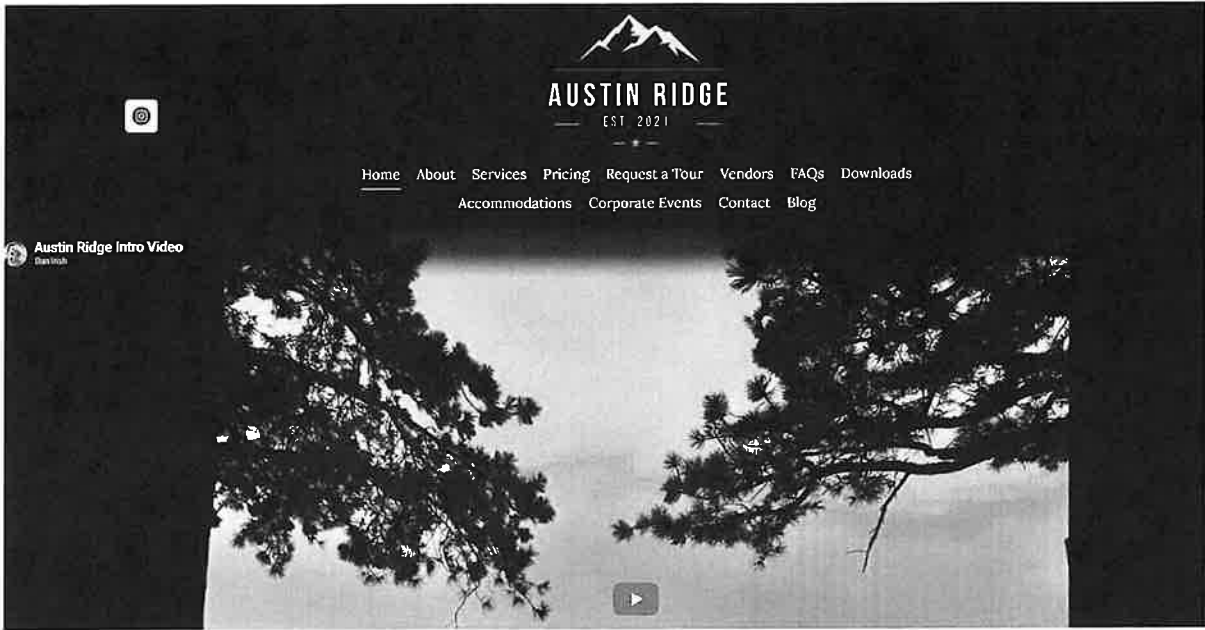
Exhibit G: Austin Ridge Website Screenshots (<https://austinridge.events/>)

Notice of Appeal — Austin Ridge Outdoor Events Center Project County

Files: PLN25-0137; OEA25-0001; PFX26-0001

APN 049-060-012

Project Address: 17031 Austin Way, Truckee, CA 96161



**Stunning Outdoor Spaces**

Celebrate your special day surrounded by Truckee's breathtaking landscapes and natural beauty.

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**Elegant Indoor Settings**

Experience sophistication and charm in our meticulously designed indoor venues, perfect for any special event.

[Learn More](#)

**Tailored Packages**

From intimate gatherings to grand celebrations, our customizable packages ensure your special event becomes a reality.

[Learn More](#)





## About Austin Ridge

Welcome to Austin Ridge, the premier boutique event space in Truckee. We specialize in creating unforgettable moments that will be cherished for a lifetime. Our picturesque location and exceptional service make us the perfect choice for your dream wedding, ski trip, or company retreat.

With our team of dedicated professionals, we strive to provide a seamless experience from start to finish. From the moment you step foot on our grounds, you will be captivated by the natural beauty and serene atmosphere that surrounds our venue. Have your wedding planner reach out to us for our list of approved vendors who can handle all the details.



## Room With a View

In addition to our convenient location and beautiful surroundings, we also offer a unique advantage: the ability to hold both your rehearsal dinner and wedding at the same venue. This can save you time, money, and stress, as you won't have to coordinate with multiple vendors or worry about transportation logistics.

With our flexible seating arrangements, including picnic tables, extendable tables, and cocktail tables with chairs, we can seat up to 150 guests depending on exterior or interior set-up to accommodate a variety of layouts to suit your preferences and guest count.

### Accommodations

With a beautiful view from every room, our property sleeps up to 20 adults in 6 rooms. Enjoy the pool, 2 hot tubs, a sauna, 2 laundry facilities, chef's kitchen, outdoor kitchen and 2 bars (indoor and outdoor). This makes it the perfect place to relax and enjoy your special weekend. Save money, time and hassle by hosting the rehearsal dinner here as well (only available with the 3 day buyout). Need more accommodations, see our website for more details on the closest and best nearby accommodations via airbnb or hotels.







Notice of Appeal — Austin Ridge Outdoor Events Center Project County

Exhibit H: Supplemental Technical Report, Shatec Engineering Consultants, LLC; Curriculum Vitae of Dr. Shakir Shatnawi, Ph.D., P.E.

Notice of Appeal — Austin Ridge Outdoor Events Center Project County

Files: PLN25-0137; OEA25-0001; PFX26-0001

APN 049-060-012

Project Address: 17031 Austin Way, Truckee, CA 96161

**Supplemental Technical Report**  
**Events Center Location Dispute**  
**Location: 17031 Austin Way, Truckee, California**

***Wobrock v. Truckee Austin Ridge Special Events***

**By**

**Dr. Shakir Shatnawi, P.E.**



**Shatec Engineering Consultants, LLC**

**El Dorado Hills, CA 95762**

**Email: [sshatnawi@shatec.net](mailto:sshatnawi@shatec.net)**

**Phone: 916-990-6488**

**May 6, 2026**

## INTRODUCTION

I have reviewed the Nevada County Notice of Conditional Approval (April 29, 2026) for the Austin Ridge Outdoor Events Center, focusing explicitly on the granted Petition for Exceptions to Road Standards (PFX26-0001). The County has allowed the applicant to bypass mandatory geometric and fire-safe access standards—specifically regarding lane width, shoulder width, and gate clearance—based on the premise that incremental paving will provide the “same practical effect” of fire protection and safety.

From a traffic engineering and safety standpoint, this justification is fundamentally flawed. Furthermore, granting these physical road exceptions compounds the project's existing, unmitigated operational flaws—including insufficient parking, unverified sight distances, and severe noise pollution. By excusing the severe geometric constraints of the roadway, the County has authorized a commercial-scale traffic burden on a substandard rural road network, creating a high probability of access failure and severe collision risk during peak event hours or emergency evacuations. The following technical assessment dismantles the County's justifications and is intended to support Ms. Wobrock's appeal prior to the May 11, 2026 deadline.

## RECAP OF INITIAL FINDINGS: THE UNDERLYING TRAFFIC ANALYSIS

Before addressing the County's Conditional Approval, it is necessary to highlight the core deficiencies identified in my initial review of the applicant's Traffic Analysis Technical Memorandum (prepared by LSC Transportation Consultants). The County's recent approval relies heavily on the assumptions within that flawed study. My previous evaluation established the following baseline facts:

- **Severe Trip Underestimation:** The LSC study assumed an unrealistic 79 daily vehicle trips for a maximum 250-person event, relying on unenforceable 100% shuttle compliance and ignoring realistic vendor, staff, and non-compliant guest traffic.

- **Inadequate Parking & Overflow Risk:** The originally proposed 40 spaces (now modified to 51) are insufficient for a commercial event venue. Unaccommodated vehicles will inevitably park along the narrow, substandard shoulders of Valley View Road and Austin Way, obstructing emergency access.
- **Unverified Sight Distances:** LSC relied on aerial Google Earth imagery rather than field-verified measurements. Corner sight distances are critically compromised by topography, seasonal vegetation, and winter snow berms, failing the Caltrans Highway Design Manual (HDM) Index 405.1 minimum requirement of 330 feet for a 30 mph design speed.
- **Ignored Simultaneous Conflicts:** The applicant's AutoTurn analysis modeled a single fire truck in a vacuum, failing to account for the highly probable scenario of an emergency vehicle attempting to navigate the site while shuttles, guests, or vendors are simultaneously moving or staging.

## EVALUATION OF THE PETITION FOR EXCEPTIONS (PFX26-0001)

The County has granted the applicant's request to bypass Fire Safe Road Standards, which this review finds technically unjustifiable.

### 1. The "Same Practical Effect" Fallacy (Valley View Road Width)

The County requires a 24-foot width (two 10-foot lanes + 2-foot shoulders) for a Fire Standard Access Road. It is permitting Valley View Road to remain at widths as narrow as 18.6 feet, accepting the applicant's argument that widening is "cost prohibitive" due to rock outcroppings and that existing "turnouts" mitigate the hazard.

The assertion that an 18.6-foot road width with occasional turnouts provides the "same practical effect" as a continuous 24-foot roadway demonstrates a severe misunderstanding of vehicle dynamics and commercial traffic safety.

- **Mathematical Incompatibility:** A standard commercial shuttle bus and a Type 1 Fire Engine are each approximately 8.5 to 9 feet wide (including mirrors). If two such

vehicles meet on an 18.6-foot road, they require 18 feet just to sit side-by-side. This leaves exactly 0.6 feet (7.2 inches) of total clearance, or just 3.6 inches per side. Two-way transit of commercial/emergency vehicles at these dimensions is physically impassable at any safe travel speed.

- **Failure to Accommodate the Dynamic Envelope:** Vehicles do not travel in perfectly rigid, straight lines, especially on steep, curving rural roads. Drivers require a "dynamic envelope" to accommodate steering corrections, sway, and curve off-tracking. Standard engineering practice dictates at least 1 to 2 feet of operational clearance on all sides. An 18.6-foot width completely eliminates this safety margin, making sideswipe collisions highly probable.
- **Catastrophic Edge Failure and Rollover Risk:** Because two opposing vehicles cannot safely pass within the 18.6-foot paved section, drivers will instinctively crowd or drive off the edge of the pavement. Without structural shoulders, this repetitive heavy-vehicle loading will immediately cause edge drop-offs, pavement unraveling, and rutting. When a top-heavy shuttle or fire engine drops a wheel into an unpaved, rutted edge on a hillside roadway, the risk of a rollover accident is severe.
- **Turnout Reliance is Speculative:** The County relies on turnouts to mitigate this narrowness. However, turnouts only function if drivers possess sufficient forward sight distance to perceive opposing traffic and pull over *before* entering the bottleneck. Given the compromised sight distances caused by topography, curves, and vegetation, opposing vehicles will frequently meet "face-to-face" in the narrowest segments. One vehicle will be forced to reverse up or down a narrow, curving 10-14% grade—a maneuver that is inherently dangerous and dictates immediate traffic gridlock.

## **2. The Inadequacy of the Pavement Section and Imminent Structural Failure**

The Department of Public Works and the Fire Marshal agreed that paving the unpaved segment of Valley View Road where longitudinal grades exceed 10% (Station 30+00 to 47+00) with 3 inches of asphalt concrete achieves the "same practical effect" as widening the entire road. This mitigation is flawed both geometrically and structurally.

- **Conflating Traction with Capacity:** A paved 18-foot road presents the exact same vehicle-to-vehicle collision and bottleneck risks as a gravel 18-foot road. Applying asphalt does not magically create the 5.4 feet of missing horizontal clearance required by County standards.
- **Deficient Aggregate Base and Premature Failure:** The County standard requires a minimum of 6 inches of compacted aggregate base to support a 75,000-pound vehicle. However, the applicant's own core samples from 2026 reveal that Valley View Road only possesses 3 to 4.5 inches of base material. A 3-inch asphalt placed over a fundamentally deficient foundation does not cure the structural inadequacy.
- **Accelerated Damage from Commercial Loads:** Pavement damage increases exponentially with vehicle axle weight. While the thin base might survive occasional residential passenger cars, subjecting it to concentrated, repetitive loads from commercial shuttle buses, water trucks, and heavy catering equipment will rapidly overwhelm the pavement's structural capacity.
- **Edge Shear and Rollover Risk:** Because two opposing vehicles cannot safely pass within the 18.6-foot paved section, heavy commercial vehicles will be forced to drive on the absolute outer edge of the pavement. Lacking structural shoulders and supported by a deficient base, the edges of the asphalt will rapidly shear off, unravel, and rut. When a top-heavy shuttle drops a wheel into a failed pavement edge on a steep hillside, the rollover risk becomes severe.

### **3. The Access Gate Bottleneck (Martis Peak Road)**

The County granted an exception allowing the existing 18-foot access gate on Martis Peak Road to remain, bypassing the 24-foot standard (which requires the gate to be 2 feet wider than the traffic lanes). The applicant justified this by stating they do not own the property where the gate sits.

Legal ownership of the gate is irrelevant to the physics of vehicular movement and emergency access.

- **The Evacuation Chokepoint:** The gate is located just 400 feet from Glenshire Drive. During an emergency (e.g., a localized wildfire), up to 150 guests attempting to evacuate via shuttles and private vehicles will converge at this 18-foot gate. If multiple emergency apparatus are simultaneously attempting to enter the community through that exact same 18-foot opening, a catastrophic bottleneck will occur. Waiving this standard at the single primary ingress/egress point for the entire community severely compromises baseline fire safety.

#### **4. The Compounding Error of Underestimated Traffic**

The Public Works memo calculated traffic impact fees based on an assumption of exactly 80 trips per event (amounting to an Average Daily Traffic increase of only 1.75 trips annualized). The County's willingness to grant physical road exceptions is fundamentally anchored to this mathematically flawed traffic assumption.

- If the County truly believes this project generates only 80 trips, they are assuming flawless, 100% shuttle utilization and almost zero vendor traffic.
- Because the actual trip generation will be exponentially higher than the 80 trips modeled by the County, the frequency of dangerous vehicle conflicts on the 18.6-foot-wide segments and at the 18-foot gate will be drastically higher than what Public Works and the Fire Marshal envisioned when they approved the "same practical effect" mitigation.

## **DISCUSSION**

When the fundamental errors of the applicant's traffic study are evaluated alongside the County's Notice of Conditional Approval, it becomes clear that the County has authorized a dangerous, unmitigated commercial use on infrastructure incapable of supporting it. The County's approval does not resolve the physical constraints of the site; rather, it institutionalizes them.

### **1. Compounding Traffic Errors on Constrained Geometry**

The foundational error in the County's approval is its reliance on severely underestimated traffic volumes. The County assessed traffic impact fees based on a mere 80 trips per event. Because this figure drastically undercounts the actual traffic generated by caterers, staff, and non-compliant guests, the County has profoundly underestimated the frequency of vehicle interactions on Valley View Road. Consequently, the decision to waive the 24-foot width standard and permit an 18.6-foot road width is an egregious safety oversight. The County assumes vehicles will rarely meet; the reality is that commercial shuttles, vendor trucks, and passenger vehicles will frequently encounter one another in sections where two-way transit physically violates the dynamic envelope of the vehicles, forcing them off the pavement edge and creating extreme collision and rollover risks.

### **2. Paving is Not a Substitute for Capacity or Sight Distance**

The County and the Fire Marshal accepted the paving of the steepest grades (>10%) as providing the "same practical effect" as a 24-foot road width. This represents a fundamental misunderstanding of traffic engineering principles. Paving addresses *traction* and surface durability; it does not address *capacity* or *geometric conflict*. Furthermore, because my initial review established that sight distances on this route are severely limited by topography and vegetation, drivers will have no advance warning of opposing traffic, rendering the existing "turnouts" practically useless.

### **3. The Evacuation Chokepoint**

By granting an exception to allow the 18-foot gate on Martis Peak Road to remain, the County has formalized a severe evacuation bottleneck. Moving 150 panicked guests out of a rural, heavily forested area during an emergency requires fluid, unhindered egress. Forcing that volume of traffic—alongside incoming emergency apparatus—through a single, substandard 18-foot gate violates the core intent of Fire Safe Road Standards.

## RECOMMENDATION TO THE BOARD OF SUPERVISORS

Based on the severe geometric constraints of the site and the engineering deficiencies identified in the Notice of Conditional Approval, I strongly recommend that the County deny the Austin Ridge Outdoor Events Center project in its entirety. The site is fundamentally incompatible with commercial event operations, and the approved conditions fail to protect public safety.

I urge the decision-makers to weigh the following technical realities before finalizing any approval:

- **Acknowledge the Physical Impossibility of the Road Widths:** The mathematical reality of the 18.6-foot sections of Valley View Road cannot be overridden by administrative exception. Waiving the 24-foot Fire Safe standard forces 9-foot-wide commercial shuttles and 9-foot-wide fire engines to share a space that lacks the dynamic envelope for safe two-way passage. Approving this width guarantees edge failures, sideswipe collisions, and extreme rollover risks.
- **Reject the "Paving" Mitigation as Ineffective:** Paving steep grades with 3 inches of asphalt only improves vehicle traction; it does absolutely nothing to cure the fatal flaw of inadequate horizontal clearance. The County's acceptance of this as having the "same practical effect" as road widening is a severe engineering misjudgment that institutionalizes a known traffic hazard.
- **Prevent a Foreseeable Evacuation Chokepoint:** Allowing the 18-foot gate on Martis Peak Road to remain creates a catastrophic bottleneck. In a rural wildfire scenario, funneling 150 evacuating guests and incoming emergency apparatus through a substandard single-lane gate is a foreseeable life-safety hazard that blatantly violates the core intent of emergency access standards.
- **Reevaluate the Fictional Traffic Baseline:** The County must reject the Public Works Department's reliance on a baseline of only 80 vehicle trips per event. This artificially low number hides the true frequency of catastrophic vehicle conflicts that will occur

on these narrow roads from staggered vendor arrivals, staff, and non-compliant passenger vehicles.

- **Recognize Unmitigated Noise and Nuisance:** Even with a 10:00 PM curfew on amplified music, the concentrated activity of 150 guests, continuous diesel shuttle operations, and late-night vendor tear-downs will generate repetitive, high-decibel noise pollution that fundamentally degrades the quiet, rural character of the neighborhood.

Ultimately, the technical evidence shows that no reasonable set of operational conditions or incremental paving can cure the physical and geometric limitations of this site. To protect public safety and adhere to established engineering standards, the project must be denied.

## **CONCLUSION**

The Nevada County Planning Department erred in granting the Notice of Conditional Approval and the accompanying Petition for Exceptions. The County's decision relies on a chain of flawed logic: it accepts a mathematically impossible trip generation estimate, uses that artificially low estimate to justify waiving critical road width standards despite a physical lack of dynamic clearance, and accepts surface paving as a remedy for severe geometric deficits. Paving a steep segment of Valley View Road is a maintenance improvement; it is not an engineered mitigation for a roadway that physically lacks the width to safely support two-way commercial event traffic and emergency apparatus. Furthermore, excusing the 18-foot gate constraint due to property ownership issues completely ignores the life-safety hazards of an evacuation bottleneck.

Beyond the fatal geometric constraints of the access route, the project suffers from unmitigated operational impacts that render it incompatible with the surrounding neighborhood. The allocated 51 parking spaces are insufficient to prevent overflow parking on narrow rural shoulders, sight distances at the driveways remain unverified and non-compliant with Caltrans standards, and the concentrated noise from 150 guests, continuous shuttle operations, and vendor activity will persistently degrade the rural acoustic environment.

Ultimately, the conditions approved by the County fail to meet the intent of the Fire Safe Road Standards and fail to adequately mitigate severe environmental nuisances. No set of operational conditions or incremental paving can cure the physical limitations of this site. Approving this commercial venue exposes both the event attendees and the existing residents of Austin Way and Valley View Road to foreseeable, quantifiable, and unacceptable risks.

**End of Text**

**Dr. Shakir Shatnawi, Ph.D., P.E.**

**President, Shatec Engineering Consultants, LLC**

**7064 Tarvisio Way, El Dorado Hills, CA 95762**

**Email: [sshatnawi@shatec.net](mailto:sshatnawi@shatec.net)**

**Mobile: 916-990-6488**

**Office: 916-790-1158**

*Public and private expertise in transportation/highway/traffic engineering, highway geometric design, accident analysis & reconstruction, safety, sight distance requirements, traffic control devices, construction zone safety, roadside hazards, signage, striping, friction, skid resistance, surface defects, construction defects, dispute resolution, failure investigations, pavements, materials, repairs, maintenance and rehabilitation.*

### **License**

California Professional Engineer's License #52795

### **Education**

1987-1990: Ph.D. – Civil Engineering (Transportation Engineering)

University of Arkansas at Fayetteville, Fayetteville, Arkansas

1984-1985: M.S. – Civil Engineering (Construction Engineering & Management)

San Jose State University, San Jose, California

1978-1982: B.S. – Civil Engineering

California State University, Sacramento, California

### **Relevant Experience Highlights**

2010-Present: President

Shatec Engineering Consultants, LLC, El Dorado Hills, CA, California

1991-2010: From Transportation Engineer to Division Chief (progressive promotions)

California Department of Transportation (Caltrans): D-10 (Stockton), District 4 (Oakland), and Headquarters (Sacramento), California.

1993-1999: Adjunct Professor

California State University, Sacramento, California

1997-1999: Adjunct Professor

National University, Sacramento, California

1989-1990: Research Fellow

Turner-Fairbank Highway Research Center, FHWA, McLean, Virginia.

## **Professional Summary**

Dr. Shakir Shatnawi is an expert witness who has successfully assisted legal entities on a variety of cases. He is a registered professional engineer in California, and is currently the president of Shatec Engineering Consultants, LLC since May 2010. In this position, he directs the engineering operations, performs studies and investigations and conducts presentations and seminars on various engineering issues. Shakir has extensive highway and transportation expertise. The following is a list of major categories for his expertise:

- Highway and Transportation Engineering
- Traffic Engineering
- Traffic control plans for construction projects
- Construction zone safety
- Highway safety
- Traffic control devices
- Parking Facilities
- Accident analysis & reconstruction
- Speed requirements, driver behavior/reaction, and braking distance
- Roadside hazards and work areas
- Obstructions, road hazards and clear recovery zone
- Roadway geometric standards
- Highway alignment
- Sight distance requirements
- Curvature design criteria, horizontal curves and vertical curves
- Superelevation/cross slope design and adequacy
- Signage, speed and striping
- Motorcycle, bicycle & pedestrian safety and dynamics in relation to roadway characteristics and defects.
- Roadway surface defects such as raveling, potholes, settlements, discontinuities, edge drop-off and loose gravel
- Roadway surface characteristics such as friction, skid resistance and roughness
- Pavement surface drainage and hydroplaning problems
- Pavement and Geotechnical Standards, maintenance and repairs
- Construction materials characteristics and testing
- Concrete
- Asphalt
- Soil and aggregate
- Highway Construction
- Construction Defects
- Construction Quality
- Construction Disputes
- Highway Maintenance standards and safety procedures and manuals
- Engineering specifications, standards and manuals
- ADA requirements
- Forensic/Failure investigations

Shakir received his Ph.D. in civil engineering (Transportation Engineering) from the University of Arkansas (1990), and received his M.S. in civil engineering (Construction Engineering and Management) from San Jose State University (1985), and B.S. degree in Civil Engineering from California State University, Sacramento (1982).

Dr. Shatnawi is a member of the Forensic Expert Witness Association (FEWA) and a number of professional associations. As the president of Shatec Engineering Consultants, he has been providing expert witness services, expert testimony and litigation support to attorneys and legal entities.

Dr. Shatnawi has been providing services on cases related to traffic and transportation engineering, safety standards, construction work zone accidents, construction zone traffic control, traffic control standards, construction safety, safety operating procedures, roadside hazards, signage, sight distance requirements, ADA requirements, code violations, accident reconstruction, analysis, streets and highways design features, roadway geometric design standards, guidelines, policies, airports, pavement design, pavement rehabilitation and maintenance, pavement surface conditions and defects such as friction, skid resistance, surface discontinuities, cracking, rutting, defects, potholes, settlement and roughness, construction specifications, construction defects, construction disputes, construction claims, construction quality control - quality assurance, materials, asphalt, concrete, soil, inspection, failure investigations, repairs, forensic engineering, drainage and public agency practices.

Dr. Shatnawi has over 30 years in professional engineering experience encompassing public agencies (Federal Highway Administration (FHWA), the California Department of Transportation (Caltrans), academia (California State University, National University and University of Arkansas) and industry with over 200 technical publications. He taught at California State University and at National University from 1993 to 1999 various classes such as transportation and highway engineering including geometric design standards, traffic engineering and safety hazards as well as statistics. He taught university graduate and undergraduate students as well as advised graduate students through their research studies.

Shakir served as a principal investigator on multi-million dollar projects. While working for Caltrans from 1991 to 2010, he was involved at various high level transportation engineering capacities such as being a Branch Chief, Office Chief and a Division Chief. He was in charge of over \$700 million program for Caltrans involving design standards, specifications and maintenance. Previous to that, Shakir worked at the FHWA Turner-Fairbank Highway Research Center in McLean, Virginia as a research fellow.

As a recipient of many acknowledgements from the government and industry, Dr. Shatnawi has an impeccable reputation within the industry for his significant professional contributions. He has received numerous acknowledgements and awards for his accomplishments. As an expert orator, he frequently shares his knowledge at major conferences. Shakir published many papers at major conferences and journals related to safety, road hazards and pavements.

Notice of Appeal — Austin Ridge Outdoor Events Center Project County

Exhibit I: Letters in support of Appeal: Alexis Ollar, Mountain Area Preservation; Jane Sheppard, Coldwell Banker Realty; Michael and Jennie Byrne; Carla and Edward Sammis; Bryant Bergot; Sandy Korth.

Notice of Appeal — Austin Ridge Outdoor Events Center Project County

Files: PLN25-0137; OEA25-0001; PFX26-0001

APN 049-060-012

Project Address: 17031 Austin Way, Truckee, CA 96161

May 8, 2026

Nevada County Board of Supervisors  
950 Maidu Avenue  
Nevada City CA 95959

**Re: Austin Ridge Outdoor Events Center (PLN25-0137 / OEA25-0001 / PFX26-0001)**

Dear Members of the Board,

I am a nearby resident of the Lower Valley View Road / Martis Peak Road area, and I am writing to express concerns regarding the April 29, 2026 conditional approval for the Austin Ridge Outdoor Events Center. Our neighborhood is a quiet, rural, forested community of large parcels, and the introduction of a commercial event venue represents a significant change to the character, safety, and livability of this area.

Although the permit authorizes up to eight events per year, the applicant has already held unpermitted events, and the noise impacts have been noticeable. From approximately 3/8 of a mile away, we can clearly hear amplified music in the evenings. Sound carries easily across this terrain, and even events ending by 10 p.m. disrupt the peace and quiet that residents have relied on for decades.

Traffic and roadway safety are also major concerns. While the conditional approval focuses on a portion of Lower Valley View Road, all event traffic must first travel the full length of **Martis Peak Road**, which is the primary access route for the entire community. The County's own findings acknowledge that the access route does not meet current standards under Section 16.10.040. The deficiencies of **Martis Peak Road and the community gate affect all residents**, not just those on Lower Valley View. Increased traffic on this narrow, substandard road raises the risk of vehicular and wildlife collisions and may impede emergency access in an area with significant wildfire risk.

Finally, while this approval covers a single year, nothing prevents the applicant from seeking annual renewals indefinitely. In practice, this could establish a permanent commercial event venue without ever undergoing discretionary review or environmental analysis. For a use of this scale and impact, I believe the County should evaluate whether a discretionary Use Permit is required to ensure appropriate oversight and long-term protection of the surrounding community.

Thank you for your attention to these concerns. I appreciate the County's role in balancing private property rights with the safety and well-being of the broader community, and I respectfully request careful consideration of the long-term implications of this use.

Sincerely,



Sandy Korth  
17164 Upper Valley View Road  
Truckee CA 96161

May 7, 2026

Nevada County Community Development Agency  
Planning Department  
950 Maidu Avenue, Suite 170  
Nevada City, CA 95959

**RE:** Concerns Regarding Conditional Approval – Austin Ridge Outdoor Events Center (PLN25-0137 / OEA25-0001 / PFX26-0001)

To Whom It May Concern,

We are property owners and residents on Valley View Road, and we write to raise serious concerns regarding the April 29, 2026 conditional approval of the Austin Ridge Outdoor Events Center project. We have reviewed the project record, including the Notice of Conditional Approval, the Incomplete Determination Letters, the Department of Public Works memoranda, the Petition for Exception to Road Standards, and the applicable provisions of the Nevada County Code.

We must begin by raising a threshold issue: commercial events appear to already be occurring at this property, including events that have taken place after the April 29, 2026 conditional approval was issued but before the approval becomes effective on May 11, 2026, and before any of the pre-event Conditions of Approval have been satisfied. We have been made aware of photographic documentation of large-scale wedding events with bus transportation of guests, and of correspondence to the County from neighbors describing events that were not on any schedule shared with the County, occurring on a road that has not been paved as required, with none of the other required improvements in place. There are also reports of open flame and smoke from outdoor cooking during a posted Truckee outdoor fire ban. Repeated written complaints from neighbors describing these conditions have, as we understand it, been met by the County primarily with referrals to CAL FIRE, the Truckee Fire Protection District, and the Nevada County Sheriff's Office — rather than with any apparent action by the Community Development Agency, which issued the permit and owns the conditions tied to it. The fact that events are occurring without compliance, and that the Planning Department appears to be deflecting enforcement of its own approval to outside agencies, is itself a serious concern that frames everything that follows.

Beyond this threshold issue, our concerns center on one overarching theme that shapes and amplifies all others: this approval, as structured, is designed to be renewed annually. The applicant has stated clearly in the project record that this is an ongoing commercial business, Austin Ridge Events, and that the permit is necessary to preserve the existing use. Under the current approval framework, there is nothing to prevent successive yearly applications that collectively establish a permanent commercial event venue without ever undergoing discretionary review. That is not a hypothetical concern - it is the stated intent.

This matters because the legal and analytical standards that apply to a permanent commercial use are materially different from those applied to an incidental or occasional outdoor event. If this is, in practice, a recurring annual permit for an ongoing business - as the record suggests - then the County's failure to apply those higher standards is not a minor procedural issue. It is a substantive error that affects every element of the analysis: roadway adequacy, traffic and safety impacts, CEQA compliance, and permit classification. Each of those issues is addressed below.

**I. Permit Classification: This Project Should Be Subject to Discretionary Use Permit Review**

The Outdoor Event administrative permit framework under Article 2 of Chapter V of the Nevada County General Code was designed to allow occasional, incidental events on private property - primarily weddings and similar gatherings - at locations not otherwise configured or intended for commercial event use. The 2020 amendments

demonstrate that the entire route has been evaluated for compliance with applicable standards under the intensity of the proposed commercial use.

As property owners and users of this private road, we bear the burden of maintenance for residential use, which is what the road was built to support. The project record acknowledges that Valley View Road "is planned to be fully paved sometime over the next 3–4 years based on private funding availability." This means that the County has approved a commercial use knowing that the access infrastructure does not meet the standards applicable to that use, with the expectation that private landowners will eventually fund the necessary improvements required for this business to operate. We did not sign up to subsidize a commercial event business, and the approval does not evaluate how repeated event traffic will accelerate deterioration of a roadway that was not built for commercial intensity, or how that accelerated wear will be allocated among the affected property owners. The cost of bringing the road up to commercial standards, and the cost of accelerated maintenance caused by commercial use, should be borne by the commercial user, not by the residents whose road this was built to serve.

#### **IV. Traffic Analysis Is Inadequate and Internally Inconsistent**

The traffic analysis in the project record estimates "a maximum event traffic of 80 trips during eight (8) events per year." Read in context, this figure appears to represent total annual event-related trips across all eight events, not trips per event. If that is correct, the figure is implausibly low for events hosting up to 150 guests each and is inconsistent with standard trip generation methodology. If it is instead intended as a per-event figure, the analysis fails to say so clearly - and either way, event-day traffic on a roadway currently estimated to serve only 51 daily trips from six residential units would represent a substantial and unanalyzed surge.

In either interpretation, the analysis relies on annualized Average Daily Traffic (ADT) figures, which are not an appropriate metric for evaluating the impacts of concentrated event traffic. Events generate peak arrival and departure loads during discrete time windows, not a uniform daily distribution. The record does not evaluate peak traffic conditions, queuing, opposing vehicle conflicts on constrained single-lane segments, or the ability of turnouts to accommodate the actual volume and timing of event traffic.

Critically, the traffic analysis does not evaluate the full access route that event traffic must travel. All vehicles accessing the project site must pass through the gated entrance on Martis Peak Road at Glenshire Drive, and then travel approximately 4.5 miles along a private road network to reach the site. The analysis appears to focus only on the local road segment immediately adjacent to the project parcel, rather than the entire route from Glenshire Drive through the gate and along Martis Peak Road and Valley View Road to the site. The gate itself, located approximately 400 feet from Glenshire Drive, already requires frequent repair under current residential use, and intensified event traffic - eight events of up to 150 guests each - will accelerate that mechanical wear and increase the maintenance burden on the property owners responsible for it. The analysis does not evaluate traffic flow, queuing, or conflicts at or near this constraint point, nor does it address how the gate affects emergency access timing during a peak-occupancy event.

Additionally, we have a strong security concern with sharing the gate code with up to 150 guests, vendors, and staff per event would effectively eliminate the access control function of the gate for the entire community.

#### **V. Emergency Access and Wildfire Evacuation: A High Fire Hazard Site with No Demonstrated Evacuation Plan**

The project site is located in a State Responsibility Area in the Truckee area, a region that has experienced repeated and severe wildfire events. The project record itself references Fire Safe Road Standards, defensible space requirements under PRC 4291, and the need for fire protection planning - all of which reflect the County's own recognition that this is a high fire risk environment. Events at this venue would concentrate up to 150 guests plus staff and vendors at a remote site accessible only by a single, substandard private road. The combination of fire risk, concentrated occupancy, remote location, and constrained access creates a life-safety

proceed before that condition is verified would undermine the entire basis on which the road exception was granted.

We request written confirmation from the County that all pre-event conditions have been satisfied and independently verified before any events are permitted to go forward. If the County cannot confirm compliance, we request that events be postponed until it can.

### **VII. CEQA Compliance: Piecemealing and the Failure to Evaluate a Permanent Commercial Use**

The project record does not clearly identify the CEQA determination for this project. We are concerned that the County has treated this as a temporary, single-year administrative action and on that basis concluded that CEQA review is not required. If that is the case, it is a legally vulnerable position - and the recurring permit structure is precisely why.

CEQA's prohibition on piecemealing requires that the full scope of a project be evaluated together, rather than broken into smaller pieces that each appear too minor to require review. The purpose of this rule is to prevent agencies and applicants from structuring approvals in a way that avoids environmental scrutiny of what is, in practical reality, a single integrated project. That is exactly what is happening here. Austin Ridge Events is an operating commercial business that intends to obtain a permit every year. The applicant has said so in the project record. The "one-year" framing is a legal construct, not a description of what is actually being approved.

Under CEQA, the relevant question is not what the applicant calls the project, but what the project actually is. Where the reasonably foreseeable future use of a property is an ongoing commercial event venue operating annually under successive permits, CEQA requires that the environmental impacts of that full use be evaluated - not deferred until some future year when the cumulative impacts have already materialized. Reviewing only the first year's authorization while ignoring the plainly stated intent to operate indefinitely is textbook piecemealing.

Separate from the piecemealing concern, the project record raises specific questions about whether any exception to a categorical exemption was properly evaluated. The presence of substandard road conditions, fire risk in a State Responsibility Area, and concentrated occupancy of up to 150 people on a constrained rural access road with no demonstrated emergency evacuation plan constitute precisely the type of unusual circumstances that can preclude reliance on a categorical exemption under CEQA Guidelines Section 15300.2(c). The record does not appear to include analysis of whether these conditions give rise to a reasonable possibility of significant environmental effects.

The following impact areas appear to require environmental analysis that the record does not clearly provide, whether considered for the first year in isolation or — as CEQA requires — for the full scope of the intended ongoing use:

- **Traffic and circulation:** The project generates concentrated event-related traffic rather than typical daily trips. The record relies on annualized average daily trips, which do not reflect peak arrival and departure conditions, congestion, impacts to emergency access, or conditions along the full access route from Glenshire Drive including the gated entry point on Martis Peak Road.
- **Emergency access and evacuation:** The project site is located in a State Responsibility Area with recognized fire risk and is accessed by a roadway that does not fully meet current standards. The record does not appear to include analysis of evacuation timing, roadway performance under emergency conditions, or the adequacy of a single constrained access road - including the below-standard gate at Martis Peak Road - to accommodate simultaneous outbound evacuation and inbound emergency response.
- **Noise:** While a Noise Assessment was prepared, it is unclear whether noise impacts were evaluated at all relevant receptor locations or under worst-case operational conditions.

- Written confirmation that all pre-event Conditions of Approval have been independently verified as satisfied before any events are permitted to proceed, and if they have not, confirmation that events will be postponed
- How traffic impacts were evaluated across the full access route from Glenshire Drive to the project site, including at the gated entrance on Martis Peak Road, and not only on the local road segment adjacent to the project parcel
- How the adequacy of the full access route was evaluated for road standards compliance under Section 16.10.040 of the Nevada County Code, not only the segment addressed in the Petition for Exception

We appreciate the County's time and consideration, and we look forward to your response.

Sincerely,



Carla Sammis

## Irina Naduhovskaya

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**From:** Michael Byrne <mbyrne3@yahoo.com>  
**Sent:** Friday, May 8, 2026 2:47 PM  
**To:** Irina Naduhovskaya  
**Cc:** Julie Wobrock  
**Subject:** Fwd: Opposition to Special Use Permit for Wedding Events

Begin forwarded message:

**From:** Michael Byrne <mbyrne3@yahoo.com>  
**Date:** May 8, 2026 at 2:26:06 PM PDT  
**To:** Julie Wobrock <juliewobrock@gmail.com>  
**Subject:** **Opposition to Special Use Permit for Wedding Events**

To Nevada County Planning Department,

I am writing to formally oppose the proposed Special Use Permit that would allow up to eight two-day wedding events during summer weekends at the residence in our neighborhood.

This is a quiet residential area, not a commercial event district. Allowing gatherings of up to 150 people, with amplified music permitted until 10:00 p.m., fundamentally changes the character of our community. Even if technically limited to 10:00 p.m., music, crowd noise, announcements, and bus travel well beyond property lines in the evening hours when surrounding homes are trying to enjoy peace and quiet.

The scale of each event is also incompatible with residential infrastructure. A 150-person wedding requires significant vendor presence: catering trucks, rental deliveries, DJ equipment, staff vehicles, shuttle vans, guest parking, and post-event cleanup. This volume of traffic on narrow neighborhood roads creates congestion, safety concerns, and ongoing disruption. Summer weekends are precisely when residents are outside, hosting family, and enjoying their property — not expecting commercial operations next door.

Granting a permit for eight multi-day events effectively converts a private residence into a seasonal commercial venue. The cumulative impact — noise, traffic, parking overflow, and activity — is not minor or occasional. It is predictable, recurring, and substantial. The 8 events is often a two day event. Please remember to add the trucks coming a day early to set up and a day after for take down. 150 guest venue comes with a lot of logistics.

Zoning exists to protect residential neighborhoods from exactly this type of commercial intensity. If event venues are to operate at this scale, they should be located in appropriately zoned commercial or mixed-use areas designed to accommodate the infrastructure and impacts that come with them.

I respectfully request that Nevada County deny this permit application in order to preserve the residential character, safety, and livability of our neighborhood.

It's a reasonable ask of the county to allow the neighbors to enjoy their property without being involved in 8 weddings during the summer. We don't want to be involved in any events.

Thank you for your consideration.

Sincerely,

Michael & Jennie Byrne  
16626 Valley View Road



bry <bry2510@gmail.com>

12:10 PM (13 minutes ago)

to mbyrne3



Zachary Ruybal, Associate Planner  
Nevada County Planning Department  
re proposed events center PLN25-0137.

Dear Zachary Ruybal,

We are writing as nearby property owners to formally express our opposition to the proposed Austin Ridge events center (PLN25-0137). While this area of Martis Peak is zoned agricultural, it is primarily a quiet and peaceful residential neighborhood. The proposed commercial operation is incompatible with the existing character of the community for the reasons outlined below.

#### Background and Prior Unpermitted Operations

The proposed venue has operated without permits for several years, resulting in a history of neighborhood conflict. Past events have led to vehicles parking along narrow roads, bus staging encroaching on rights-of-way, and significant traffic increases on unimproved roads. Neighbors as far as 2,000 feet away have reported loud parties with amplified music continuing well past 10:00 PM.

#### Inaccurate Sound Level Report

The Behrens and Associates report dated December 11, 2025, is flawed because:

- Data was collected between 2:00 PM and 5:00 PM, when background noise is highest, with a nearby chainsaw in operation.
- The report does not account for how sound can travel during a quiet summer evening.
- It failed to account for crowd noise (200+ people), live DJ interactions, and the use of professional sound systems typically brought in by outside vendors.
- The "pre-recorded background music" played by house speakers used for the study does not accurately represent the volume of a large-scale event.

#### Lighting

- The proposed venue uses hundreds of unshielded Christmas tree lights on all sides of the property. The lights are in use every day and dramatically add to the light pollution in the area. The applicant should note the actual number of each light, the light produced by each light, and include night photos with all lights on, from all sides of properties.
- The entrance sign lights point upward in photo provided.

#### Transportation and Road Safety Concerns

The LSC study (Oct 22, 2025) and Wood Rodgers study (Feb 13, 2026) contain several inaccuracies:

- Capacity: The venue's website advertises up to 250 guests, and traffic studies omit essential support staff listed on the vendor page of the website, underestimating actual midweek and event-day traffic.
- The following vendors were omitted from Table 1 of the study regarding both trip generation and parking, but are shown on the venue website: event coordinator, food servers, bar tenders, massage person, beauty and makeup persons, Dance floor installation and break down crew, transportation staff, dumpster drop off and pick up, portable restroom drop off and pick up, cleaners, Professional lighting effects crew.
- Road Standards: The February 13 analysis confirms Lower Valley View Road does not meet the 75,000-pound vehicle capacity Fire Access Road standard. The road is narrow, steep, and lacks sufficient base material for the estimated 79 additional daily vehicle trips.
- Access: On page 3 the report states Valley View has 2 access points available to the property, the southern access should not be considered as it is unmaintained and not suitable for vehicles. Page 3 also admits lower valley terminates shortly after property. Lower Valley View Road has only one viable access point.
- The applicant has provided no documentation showing legal access for a commercial operation along Martis Peak or Valley View.
- Safety: Figure 5 overstates sight distance to the south, which is obstructed by trees. Furthermore, the emergency vehicle turnaround (Figure 3) shows a conflict between the egress path and a backup generator.
- Martis peak and Valley View road were designed and built for light residential use. To change the intended use of these roads would require an upgrade to be performed by the applicant.
- Both reports failed to note Martis peak road lacks a sufficient visual sight distance making for a blind corner about 2.5 miles from the gate.
- The Martis peak gate lacks sufficient width to accommodate a commercial venue of this scale.
- Within Feb 13 document the following statement was made "a reduction from the originally approved 250 guest capacity". To date there has been no approval of any guest capacity.
- Neither study chose to address dust control, Drainage or the road damage caused by a trip generation of 79 daily vehicles on the unimproved portion of Valley View.
- Costs associated with additional repair and maintenance will be given to all members of the MPHOA.
- Past unpermitted events have used multiple shuttle buses. The LSC report does not properly account this, and would need to double the trip generation, and parking requirements. Additionally multiple buses at the staging area would block emergency access vehicles.
- The site maps appear to show that not all of the designated parking spots are on an improved hard surface. Map only notes parking as "compacted parking area"

#### Lack of Neighbor Notification

- Additionally, the Martis Peak HOA (MPHOA)—which funds and maintains these private roads—has not been formally notified or given the opportunity to review and respond to the proposal. All the properties that use and fund the access roads should be given the opportunity to review and address the estimated 79 vehicle trips per use day that will be to their detriment. The property at 16922, which is directly adjacent to the proposed venue, has never received any notification.



## mountain area preservation

May 8<sup>th</sup>, 2026

Nevada County  
Board of Supervisors  
Submitted via Email

Re: Austin Ridge Event Center

Dear Nevada County Board of Supervisors,

Mountain Area Preservation (MAP) is providing comments on the Austin Ridge Event Center application and the appeal being submitted to the Board. MAP is a thirty-eight-year-old environmental advocacy non-profit, based in Truckee, and our mission is to protect open space and preserve mountain character. To date, our work has helped protect 14,500 acres in the Truckee Tahoe area, with significant conservation efforts at Waddle Ranch and in the Martis Valley. MAP has shown interest in this application over the last year due to the significant light pollution the venue regularly creates with its market lights. The current excessive lighting impacts the night sky and the conservation value of the surrounding protected open space and habitat. The Martis Valley and the night sky are a national treasure for stargazing, and an event center that keeps its lights on regularly, without permitted events, has had a significant impact on not only the conservation in Martis, but also the application lacks neighborhood compatibility for a private, gated community located in Eastern Truckee, adjacent to the incorporated Town of Truckee.

The quick approval of this application and the applicant's lack of mitigation implementation is concerning, given the large impacts that events can have on roadways, noise, public safety, and wildlife habitat when appropriate analysis, mitigation, and enforcement are not considered. We encourage the county to assess whether this use is appropriate for the location and, if so, to include the necessary mitigation after analysis to reduce the impacts that Truckee Tahoe is already experiencing from the bright lights.

MAP is supporting the appeal of this application due to the impacts the event center is currently creating, and the lack of mitigation and enforcement for the

land use to date. We encourage the Board to review this application closely and consider the use and the significant public health and safety mitigation that an event center of this nature and scale warrants in Eastern Truckee.

Thank you for your attention to this matter and appeal, and for considering our comments.

Sincerely,

A handwritten signature in black ink that reads "Alexis Ollar". The signature is fluid and cursive, with the first name "Alexis" written in a larger, more prominent script than the last name "Ollar".

Alexis Ollar  
MAP Executive Director  
[Alexis@mapf.org](mailto:Alexis@mapf.org)  
530-582-6751

**From:** [Jane Sheppard](#)  
**To:** [Irina Naduhovskaya](#)  
**Cc:** [christy@christycurtis.com](mailto:christy@christycurtis.com)  
**Subject:** Re: Jesse and Julie Wobrock  
**Date:** Thursday, May 7, 2026 1:10:03 AM  
**Attachments:** [image001.png](#)

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To Whom It May Concern,

I am writing as a real estate professional with experience in rural residential property markets and land-use impacts to express my opposition to the proposed wedding and event venue within this established residential agricultural neighborhood.

The surrounding area is characterized by large residential parcels of approximately 20 acres, low-density living, and a quiet rural atmosphere that residents specifically sought when purchasing property here. The existing road infrastructure consists of paved and dirt roads that were designed to support limited residential traffic, not the intensity and frequency of commercial event operations.

A wedding venue fundamentally changes the character and function of a residential area. These facilities generate substantial traffic volumes, including guests unfamiliar with rural roads, commercial vendors, delivery vehicles, catering trucks, ride-share activity, and late-night departures. Increased traffic on dirt roads creates ongoing dust, noise, road degradation, and safety concerns for residents, pedestrians, cyclists, and emergency access.

From a real estate perspective, one of the most important considerations is compatibility of land use. Buyers who invest in rural residential properties on large acreage expect peace, privacy, dark skies, limited traffic, and a predictable residential environment. Introducing a commercial entertainment venue into such an area creates an incompatible use that can negatively affect neighboring property values and marketability.

Prospective buyers are often deterred by nearby commercial event operations due to concerns about recurring noise, amplified music, headlights, parking overflow, trespassing, alcohol-related incidents, and weekend disruptions. Even if operational conditions are imposed, enforcement becomes difficult over time, and the surrounding homeowners bear the long-term impacts.

In addition, approval of this use may establish an undesirable precedent for further commercialization of the neighborhood, gradually eroding the rural residential character that

current zoning and parcel patterns were intended to preserve.

This issue is not about opposing private property rights or small businesses in general. Rather, it is about ensuring that commercial uses are placed in locations with appropriate infrastructure, road capacity, buffering, and compatibility with surrounding land uses. A wedding venue is more appropriately located in commercially zoned areas or locations specifically planned for hospitality and event operations.

For these reasons, I respectfully urge the governing body to deny approval of the proposed wedding and event venue application in order to protect the residential character, property values, safety, and quality of life of the surrounding community.

Thank you for your consideration,

Sincerely,

Jane Sheppard

Coldwell Banker Realty

DRE# 01245351