

# AUSTIN RIDGE EVENTS

## Board of Supervisors — Appeal Hearing

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**Applicant:** 17031 LLC |

**Project:** Outdoor Events Permit

**File Nos.:** PLN25-0137 / OEA25-0001 / PFX26-0001

**Hearing:** June 2, 2026

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*Requesting the Board uphold the April 29, 2026  
Conditional Approval.*



# Austin Ridge — 17031 Austin Way, Truckee, CA

APN 049-060-012 | 19.61 Acres | AG-20 Zoning



Figure 1-1 Truckee Wedding Venue Location  
Property Location — Austin Way off Valley View Rd



Event Turf, Patio, and Martis Valley Views from the Property

# What This Permit Actually Authorizes

The scope is modest, seasonal, and tightly conditioned.

**8**

Events per year

**150**

Max guests per event

**10 PM**

Music curfew

**3**

Max events per month

**19.6**

Acre parcel

**357**

Residential days per year

# 6 Agencies Reviewed and Approved This Project

The appeal asks the Board to overrule every one of them.

## Planning Department

16 conditions of approval

APPROVED

## Public Works / Senior Civil Engineer (Kidd Immel, PE, PLS)

Road exception, traffic review, 3 conditions

APPROVED

## Nevada County Fire Marshal

6 fire safety conditions, field inspection

APPROVED

## Truckee Fire Protection District

CFC Chapter 31 compliance conditions

APPROVED

## Environmental Health

Sanitation, waste management conditions

APPROVED

## Air Quality Management District

Dust and air quality conditions

APPROVED

# Fire Safety Signage — Already In Place on Property

No Parking signs with fire safety warnings are posted throughout the grounds.



NO PARKING signs posted at property perimeter.  
Sign language explicitly references wildfire/underbrush risk.



Multiple sign locations create clear fire-safe zones.  
Applicant proactively manages parking safety — evidence of responsible operation.

# Organized Parking and Traffic Management

Designated parking area with professional signage. Max 30 passes. Shuttles for all remaining guests.



Branded parking directional signage guides guests to designated lot — not roadside.



Paved on-site parking area. 30 max passes issued per event. All other guests transported by shuttle — keeping cars off Valley View Road to keep the fire access lane clear.



# Valley View Road — Already Substantially Paved

The applicant invested in road improvements in 2022 and 2023 at personal expense.



# 94%

of travel way within  
County standard  
(Engineer verified)

# ZERO

Collisions in 3-year  
TIMS reporting period

# Ground 1: Permit Classification

Their claim: Should require a Use Permit, not an Outdoor Events Permit.

## Their Argument

Austin Ridge is a permanent commercial venue requiring a discretionary Use Permit and public hearing.

Annual renewals constitute improper piecemealing.

## Our Response

County enacted Chapter G-V, Article 2 (Outdoor Events Ordinance) specifically for this use.

Code Compliance directed us to apply for 'a use permit or other applicable permit.' We did exactly that.

Neighbors v. Tuolumne (2007): use was PROHIBITED in that zone. Here it is EXPRESSLY AUTHORIZED.

Annual renewal is standard for time-limited administrative permits, not piecemealing.

# Ground 2: Zoning Compatibility (AG-20)

Their claim: Commercial events are incompatible with agricultural zoning.

## **Expressly Authorized**

The Outdoor Events Ordinance applies countywide, including AG-20 zones. The Board legislatively determined these events are compatible with agricultural and rural land when properly conditioned.

## **8 Days Out of 365**

The property is residential the other 357 days per year. This is not a commercial venue — it is a private residence with incidental seasonal events.

## **Ideal Property Profile**

The parcel is surrounded by two undeveloped lots and two seasonally occupied second homes. This is precisely the type of property the ordinance envisions.

## **Equal Protection Risk**

Reversing this permit raises equal-protection concerns for every other similarly-situated property currently operating under this same ordinance across Nevada County.

# Ground 3: Road Access and Traffic Analysis

Their claim: Roads substandard, traffic analysis flawed, road exception unsupported.

## The County's Own Engineers Reviewed, Inspected, and Approved

### 94% Compliance

Reviewed and adopted by County Senior Civil Engineer Kidd Immel, PE, PLS after independent field inspection — not just applicant's assertion.

### Traffic Analysis

8 events x 80 trips = 640 annual event trips vs. 18,600 baseline residential trips. Event traffic = 3.4% of total. ADT methodology is ITE standard for this permit level.

### Gate Width

18-foot gate exceeds the 14-foot minimum standard. Gate is on third-party property — applicant has no legal right to widen it. Exception is proper.

### Shuttle Program

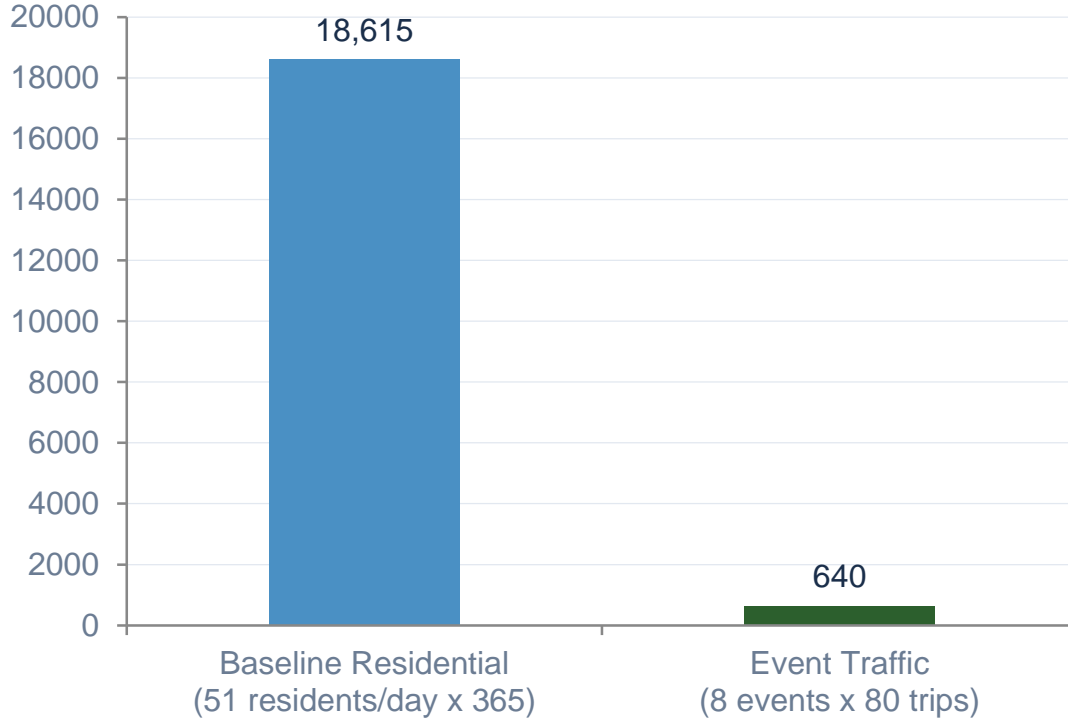
Shuttles replace individual guest vehicles with coordinated trips. 30 max parking passes. Appellants call this a problem; it IS the solution.

### Safety Record

TIMS database: ZERO collisions on this road in the most recent 3-year reporting period.

# Road Traffic: Events vs. Baseline Residential

Annual event trips are 3.4% of total traffic on Valley View Road.



**3.4%**

of total annual trips  
are event-related

**ZERO**

Collisions on this road  
in 3-year TIMS period

# Appellants' Engineering Expert (Shatec) vs. County Engineers

Adversarial paid report vs. on-site professional inspection by the County's own staff.

## Shatec / Dr. Shatnawi

Commissioned by Appellants specifically for this appeal.

Argues peak-day analysis required, not ADT methodology.

Report prepared without first-hand field inspection of the specific road conditions evaluated in the approval.

Role: Adversarial expert hired to support the appeal.

## County Engineer + Fire Marshal

Kidd Immel, PE, PLS — Nevada County Senior Civil Engineer.

WoodRogers conducted independent field inspection of Valley View Road.

Reviewed core samples, road profile, accident history, and applicant data.

Jointly approved the road exception with the Fire Marshal after site review.

Role: The governmental agency charged by law with this determination.

# Ground 4: Wildfire Evacuation and Emergency Access

Their claim: No evacuation plan, pool inadequate, shuttle cannot evacuate 150 people.

## Fire Marshal Field Inspection

Nevada County Fire Marshal personally inspected the site and determined improvements are 'sufficient for emergency vehicles and typical residential traffic.'

## Two Fire Agencies Approved

Both Nevada County Fire Marshal and Truckee Fire Protection District independently reviewed and imposed conditions (CFC Chapter 31, fuel modification, defensible space, extinguishers).

## Shuttles Are Better Evacuation

Shuttles remain on-site throughout every event for emergency evacuation. Professional drivers who know the route — far better than 75 unfamiliar guest vehicles self-evacuating.

## On-Site Water Supply

22,000-gallon pool is supplemental. Primary: CalFire cistern approx. 1 mile away. Six fire extinguisher locations plus yard hydrants.

## Prime Example of a Property with Defensible Space

Surrounded by rock fields, pavement, pavers, turf and cleared of underbrush far beyond the 100 ft requirement.

# Ground 5: Nuisance and Neighborhood Compatibility

Their claim: Noise, traffic, lighting, and alcohol risk harm neighbors.

## Every Specific Concern Is Directly Addressed by a Condition of Approval

### Noise

Professional Noise Assessment (Behrens and Associates) confirms compliance with NCC Title 12. Speakers face inward. Amplified music ends at 10 PM.

### Hours

No events before 9 AM. Event ends at 10 PM.

### Frequency

Max 3 events per month, no more than 3 consecutive weekends.

### Neighbor Notification

Written notice to all owners within 500 feet.

### Traffic and Parking

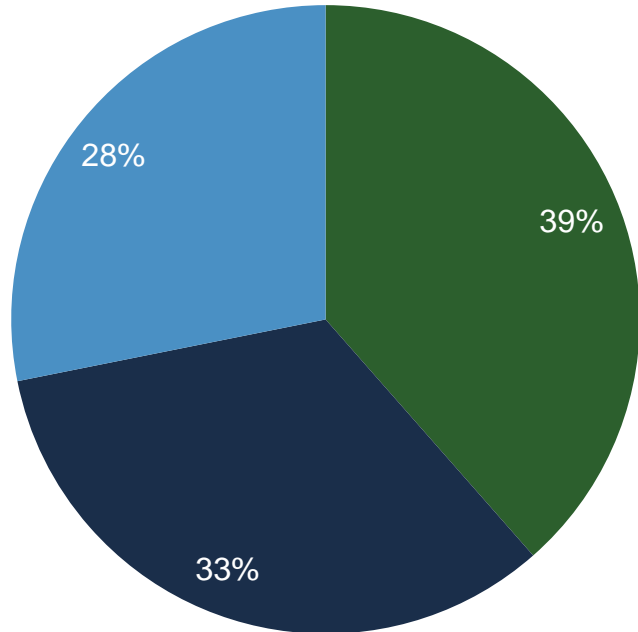
Approved Parking and Traffic Circulation Plan required. Max 30 parking passes (even though we have more parking). Shuttles for all remaining guests.

### Waste Management

All solid waste removed via dedicated TTSD service. Bear-proof containers on-site.

# Economic Impact: What This Permit Means for Truckee

8 events per year generates measurable, traceable local economic benefit.



■ Direct Event Spending ■ Lodging ■ Incidental Spending

**\$1.35M**

Estimated annual  
economic impact

**\$59K**

Estimated annual  
tax revenue

**10-15**

Local vendor businesses  
directly supported

**13**

Local vendor categories  
(catering, florals, AV, etc.)

# Community Support for the Conditional Approval

Numerous letters of support received from neighbors, vendors, and community members.

## Community Support

*"I'm writing to express my full support for Dan Irish's application for a permit to host weddings on his beautiful mountain property in Truckee."*  
- **Matt Zahner 16140 Lower Valley View Road**

*"We also appreciate you hosting our homeowner association's annual picnic in August, these past couple years, as well as other projects you have taken on that unite and benefit our immediate neighborhood. You create an environment conducive to neighborliness and cooperation and receptivity that has added connectivity to our street."* - **Karey Krauter and Daniel Davies, 17030 Austin Way, Truckee**

*"I would like to speak to the remarkable diligence the owner has shown in complying with all applicable County rules and regulations. A review of their 2026 Event Coordinator Manual makes clear that this is not an operator cutting corners — it is one going above and beyond to be a responsible community member. The level of care and investment Austin Ridge has put into responsible operations is a model for how event venues should operate."* – **Marci Bogs, CEO and Creative Director of One Fine Day Events**

## Additional Support Letters on File

Numerous letters of support have been submitted to the record from local vendors, community members, and event clients. These letters collectively demonstrate broad community support for the approval and are available for the Board's full review.

# Ground 6: Conditions Are Sufficient and Enforceable

Their claim: Conditions are aspirational. May 1 event shows the permit will not be respected.

## Pre-Event Prerequisites — Nothing Can Proceed Without These:

1. Paving of steep road segment, certified by a licensed Civil Engineer
2. Proof of \$1,000,000 event insurance submitted to the County
3. Written neighbor notification to all owners within 500 feet
4. Payment of Traffic Impact Fee
5. Fire Marshal pre-event inspection (CFC Chapter 31 compliance)

# Ground 7: CEQA Review Is Adequate

Their claim: No adequate CEQA determination. Annual renewals are unlawful piecemealing.

## **Class 4 Categorical Exemption**

CEQA Guidelines Section 15304 exempts minor temporary uses of land with negligible permanent effects. 8 events per year on a 19.6-acre parcel qualifies directly.

## **Ordinance-Level CEQA Already Done**

The Outdoor Events Ordinance itself was subject to CEQA review when adopted by the Board. Individual permits issued under that ordinance carry that review forward.

## **Piecemealing Does Not Apply Here**

Piecemealing prohibits artificially splitting a larger project to avoid environmental review. It does not prohibit annual renewal of a time-limited administrative permit. Each annual permit is independently reviewed and can be denied.

## **Tuolumne Case Is Distinguishable**

Neighbors v. County of Tuolumne (2007) turned on a use categorically PROHIBITED in the zone. Here the use is EXPRESSLY AUTHORIZED by the County's own Outdoor Events Ordinance. That case does not apply.

## **Scale Is Modest**

A full EIR for 8 events per year at a rural 19.6-acre private parcel would be disproportionate and unprecedented. The conditional approval already addresses road, noise, fire, and environmental impacts through its 16+ conditions.

# Ground 8: Compliance Issues Resolved / No Citations

Their claim: 4 years of violations require denial under NCC Section 10.16.120(C).

## The Actual Timeline

Property was under construction through June 2024. Application submitted: October 2025 (within weeks of notice). Two resubmittals completed at County's request. Conditional Approval issued: April 29, 2026. Appellants' claim of '4 years of violations' is factually inaccurate. Claims of citations being issued also inaccurate.

## NCC 10.16.120(C) Is Permissive

The County weighed this factor and exercised its discretion to approve. That discretion is entitled to deference.

## Applicant Cooperated Fully

Application submitted within weeks of notice. Two resubmittals completed on request. All conditions accepted. Road improvements invested at personal expense in 2022 and 2023. No citations were issued by the County.

## Events For Which No Fees Charges Are Exempt

Certain events used to generate marketing photos were conducted under NCC Section 10.16.030 exempt from outdoor event permit requirements. They were not violations of a permit that did not yet exist.

## Purpose of Enforcement Is Compliance

Enforcement exists to bring operators into compliance, which is exactly what happened here. A rule permanently barring past operators would make the permit process itself meaningless.

# Road Improvements: A Community Benefit, Not a Burden

The applicant is investing where other property owners have declined to contribute.

## \$200K+

Voluntary road improvement investment  
beyond permit requirements

### Required paving included

Steepest, most problematic segments of Valley View Road paved at applicant's expense, benefiting every resident.

### Additional voluntary paving

Applicant offered to pave beyond what the Conditional Approval requires, at a total cost exceeding \$200,000.

### HOA maintenance cost reduction

Paved road reduces ongoing maintenance costs borne by the entire Martis Peak HOA, a direct financial benefit to all members. This savings could be many thousands of dollars per year.

### Fire lane kept clear

The paved fire lane is required to remain unobstructed at all times. Event parking (max 30 cars) is designated to the gravel area to keep the fire access lane clear.

### Wildfire Grant

Applicant is heading up efforts in pursuing Measure T Wildfire Grant protecting four neighboring properties in addition to his own. He has completed all the required paperwork for the neighbors.

# Controlling Case Law Favors Upholding the Permit

Key authorities supporting the approval.

## **Topanga Assn. v. County of L.A. (1974) 11 Cal.3d 506**

Board reviews for substantial evidence, not to substitute its judgment. Our record is strong: noise assessment, traffic study, fire inspections, engineering analysis, zero accidents.

## **IT Corp. v. County of Imperial (1983) 35 Cal.3d 63**

Conditional use permits represent a governmental determination that the use is compatible with the surrounding area when properly conditioned. The County's approval is itself evidence of compatibility.

## **Neighbors v. County of Tuolumne (2007) 157 Cal.App.4th 997**

Appellants' leading case: DISTINGUISHABLE. There the use was categorically PROHIBITED in the zone, and the County used an ultra vires development agreement as a workaround. Here the use is EXPRESSLY AUTHORIZED by Nevada County's own Outdoor Events Ordinance.

## **Ridgefield Events, Humboldt County Board of Supervisors (2024)**

Closely analogous: neighbor appeal of rural event venue. Board voted 5-0 to uphold permit where conditions included event caps, decibel limits, and monitoring. Very similar circumstance.

# Similar Positions, Differing Viewpoints

Neighbor across the street from the Appellant has a very similar situation but an entirely different view. And a different attitude.

I am writing to express my full support for Dan Irish's application for a permit to host weddings on his beautiful mountain property in Truckee. As a neighbor, I have had the opportunity to observe firsthand the care, attention, and respect with which Dan manages his property, and I believe he would be an excellent steward of events held there.

Dan has consistently been a thoughtful and responsible neighbor. Not only has he helped connect prospective guests who have rented my home, but he has also been exceptionally attentive in looking after my property when I'm away. He has reached out when anything has needed attention, and he has always shown a genuine commitment to maintaining a safe, peaceful, and well-cared-for community environment.

Based on my experience, I am confident that any weddings or gatherings held on Dan's property will be handled with the same level of professionalism and consideration he continually demonstrates. His property is a beautiful setting, and I believe it would be an asset to the community to see it serve as a venue for special celebrations.

Thank you for your time and consideration. Please feel free to contact me if any additional information would be helpful.

Sincerely,

*Matt Zahner*

Matthew M Zahner

16140 Lower Valley View Rd.

Truckee, Ca

## Matt Zahner also operates his property as an Airbnb – a few key quotes below:

*"Dan has consistently been a thoughtful and responsible neighbor"*

*"He has been exceptionally attentive in looking after my property when I am away. He has always reached out when anything has need attention and he has always shown a genuine commitment to maintaining a safe, peaceful and well-cared for community environment"*

## Contrast that with the Appellant who received an email in August 2025 suggesting dialog and then responded with legal threats

Dan Irish <danirish@danirish.com> Aug 25, 2025, 3:49PM ☆ 😊 ↶  
to Jesse ▾

Hi Jeeese:

Is there a time that would be best for a call? I'd like to understand all of your concerns and give you the opportunity to understand all of the facts. As I'm sure you agree, given your scientific background, it best to draw conclusions all of the facts are available.

-Dan

### NOTICE OF LITIGATION

If you do not confirm in writing by May 8, 2026 that you will cease all event operations, the Wobrocks will immediately pursue all available legal and equitable remedies in Nevada County Superior Court, including but not limited to: private and private nuisance, nuisance per se, negligence, negligence per se, declaratory relief, temporary restraining order, preliminary injunction, permanent injunction, nuisance abatement, compensatory damages, punitive damages, costs, and attorneys' fees where authorized by law.

# Conclusion

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1. Deny the appeal filed by Wobrock et al. and Mountain Area Preservation.
  2. Uphold the April 29, 2026 Notice of Conditional Approval in its entirety.
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*"The appellants want zero events under any conditions. That is not a compromise, it is a veto of the County's own land-use process and ordinance. We am asking you to let the process work."*