



## COUNTY OF NEVADA

### Penn Valley Area Municipal Advisory Council

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<http://www.mynevadacounty.com/nc/bos/district4/Pages/Penn-valley-Area-Municipal-Advisory-Council-.aspx>

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August 27, 2018

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**RE: Second Distribution/Project Description – Mardalynne Caldwell – Use Permit Revised Application for Special Events (PLN18-0023; CUP18-0009; EIS18-0012)**

Dear Ms. Caldas,

At a meeting on August 16, 2018, the Penn Valley Area Municipal Advisory Council (MAC) reviewed the Planning Department's Second Distribution/Project Description for a revised application for a Use Permit to allow community meetings and special events with up to 125 guests on a 15-acre parcel (APN 051-110-004) with a single-family residence and accessory dwelling unit (PLN18-0023; CUP18-0009; EIS18-0012). Upon review of the project, receiving public comment and discussing the project, the MAC voted unanimously to provide the following comments and recommendations for the Planning Department's consideration.

- (1.) Upon review and discussion between the Penn Valley Area MAC members, it was recommended that the Planning Commission should consider the examination of the following issues as they may relate to any impacts to the surrounding neighborhood and community:
  - a. Consider special restrictions for enforcement on the number of events being held to mitigate negative impacts on the surrounding neighborhood;
  - b. Review issues of potential flooding in the parking area of the proposal;
  - c. Further review issues of potential traffic congestion on surrounding neighborhood;
  - d. Review issues of fire safety as they may relate to a) regress, egress and ingress, and b) fire suppression;
  - e. Review the impacts of commercial activity on neighboring agriculture zoned parcels;
  - f. Review impacts of noise from bass subsonic frequencies that may not have a high decibel rating but remain a nuisance to the surrounding neighborhood (i.e. windows shaking);
  - g. Review impacts to County maintained roads from increased use due to commercial activity; and
  - h. Review concerns over the site location and its proximity to the neighboring residences.
  
- (2.) Upon receiving public comments on the project and discussion between the Penn Valley Area MAC members, it is recommended that the Applicant's compliance history be taken into consideration upon approval and be noted within the public record.

Thank you for the opportunity to provide comment on this project.

Sincerely,

Mike Mastrodonato  
Chair, Penn Valley Area Municipal Advisory Council