



# ORDINANCE NO. 2422

## OF THE BOARD OF SUPERVISORS OF THE COUNTY OF NEVADA

AN ORDINANCE AMENDING SECTION L-II 1.3.D, ARTICLE 1, CHAPTER II, OF THE LAND USE AND DEVELOPMENT CODE OF THE COUNTY OF NEVADA, TO AMEND ZONING DISTRICT MAPS #114 AND #119 FOR FIFTY-ONE SPECIFIC PARCELS WITHIN THE SODA SPRINGS RURAL CENTER TO VARIOUS OTHER ZONING DISTRICTS, AND TO ADD THE RURAL CENTER (RC) COMBINING DISTRICT TO SEVENTY-SEVEN PARCELS AND ADD THE SITE PERFORMANCE (SP) COMBINING DISTRICT TO ONE HUNDRED AND NINETY-FOUR PARCELS WITHIN THE SODA SPRINGS RURAL CENTER, AND IDENTIFYING THE SPECIFIC FLEXIBLE DEVELOPMENT STANDARDS AND COMMUNITY CHARACTER PROTECTIONS APPLICABLE TO THE SODA SPRINGS RURAL CENTER (Z16-005).

THE BOARD OF SUPERVISORS OF THE COUNTY OF NEVADA, STATE OF CALIFORNIA, ORDAINS AS FOLLOWS:

### SECTION I:

Pursuant to Land Use and Development Code Section L-II 5.9.G, the Board of Supervisors hereby finds and determines as follows:

1. That the proposed amendments to the General Plan are consistent with and furthers the goals, objectives, policies, and implementation measures of the General Plan and provisions of the Nevada County Land Use and Development Code Chapter II Zoning Regulations, specifically Program 1.2.1.b and those policies of the County General Plan focused on land use and sustainable economic development opportunities including those locations currently zoned Highway Commercial; and
2. That the proposed amendments will not be detrimental to the public interest, health, safety, convenience, or welfare of the County, because the site development standards of the County's Zoning Code will ensure future projects conform to applicable regulations to ensure that the sites will be compatible with surrounding development. In addition to site development standards, future project specific conditions and mitigation measures will ensure that adequate infrastructure, including sewer, water, access and emergency services will be available to serve the sites at the time of development; and
3. That the Project sites are physically suitable for the various proposed General Plan land use designations, in that the sites do not contain significant areas of excessively steep slopes or sensitive environmental resources, which cannot be avoided through appropriate site planning. The sites have good to adequate access to County maintained roads or can

establish access to County maintained roads that will accommodate the anticipated future development of the various proposed primary uses; and

4. That the sites are physically suitable for the proposed land use designations, as reviewed by the Initial Study and Negative Declaration (EIS14-004/SCH# 2016-072059). The various designations are consistent with uses surrounding each of the various locations.

## SECTION II:

Section L-II 1.3.D, Article 1, of Chapter II, of the Land Use and Development Code of the County of Nevada, is hereby amended to provide as follows:

Section L-II 1.3.D Boundary Establishment by Description, by the adoption of an amendment to Zoning District Map Numbers 114 and 119, as shown on Exhibit "A" (map) and Exhibit "B" (APN, address, and proposed Zoning District) attached and made a part of this Ordinance. Said properties contain approximately 141 acres and are located within the Soda Springs Rural Center, as mapped on the General Plan land use map, in eastern Nevada County on Donner Summit.

All that certain territory shall be, and the same is hereby rezoned to establish the "R1-SP", "R2-RC", "R2-PD-RC", "R3-RC", "C1-RC", "C2-RC", "CH-RC", "M1-RC", "REC-SP", and "FR-40-SP" zoning, as defined in Chapter II of the Land Use and Development Code, of the County of Nevada, California, as amended, and hereby becomes subject to the allowances and restrictions set forth in the Soda Springs Area Plan. Said amended zoning specifies use of the "RC" Rural Center Combining District and "SP" Site Performance Combining District as follows:

### **Soda Springs Area Plan Flexible Design and Development Standards**

**New Construction Standards:** To ensure attractive and compatible development, all new construction on vacant lots within the Rural Center (RC) Combining Zone District shall consider, at minimum, the following site design standards.

1. Existing natural features outside of the building site shall be retained and incorporated into the site design to the greatest extent feasible. Projects shall be designed to avoid disturbance to rock outcrops and stream zones and to minimize vegetation removal and maintain the natural slope of the project site.
2. Roofs, including mechanical equipment and skylights, and other exterior materials should be constructed of non-glare finishes and earthtone colors that minimize reflectivity. Materials that blend with the site's natural surroundings (e.g., wood, stone or corten steel) are encouraged. Solar panels or other alternative energy equipment may be exempted from this standard if a project level assessment demonstrates that scenic conditions from public viewpoints will not be adversely impacted.
3. Commercial, industrial, mixed-use, public service, recreation and multi-residential projects shall provide, within the project area, snow storage areas of a size adequate to store snow removed from parking, driveway and pedestrian access areas or have arrangements by means of recorded easements or equivalent arrangements to remove and store accumulated snow offsite.
4. Native vegetation shall be utilized whenever possible, consistent with Fire Defensible Space Requirements. The use of native and adapted plant materials is recommended to minimize fertilizer and irrigation requirements; however, a temporary irrigation system may be used to assist in establishing a new landscape.
5. Viewsheds shall be considered in all new construction, with emphasis placed on preserving and enhancing mountain, forest and meadow public views from Donner Pass Rd. where feasible.

6. Building placement and design shall be compatible with adjacent properties and design in consideration of solar exposure, climate, noise, safety, fire protection, and privacy.
7. The following appliances and fixtures shall be installed in new facilities or when replaced in existing facilities: low-flow flush toilets; low-flow showerheads (3 gpm rated max. flow); faucet aerators; and water-efficient appliances (e.g., washing machine and dishwashers).

**Community Development Standards:** The Soda Springs design vision is for an attractive, well-designed and organized community which takes advantage of its outstanding natural setting. In order to be responsive to the unique circumstances of Soda Springs the following community development standards apply throughout the Area Plan.

1. Required permanent open space may be reduced for non-residential sites less than 1-acre in size if all required landscaping is provided onsite and if a residential unit is attached to a commercial space.
2. The development of gateway signage or features at the western and eastern entrances to Soda Springs along Donner Pass Rd. should complement the natural setting and history of Donner Summit.
3. The number of parking stalls required for a specific use may be modified if a Parking Study, submitted by a project applicant and prepared by a Registered Professional Engineer/Traffic Engineer, substantiates that the number of stalls needed for the proposed use is significantly different than required by the code.

A maximum 50 percent of required parking may be provided off-site within the Rural Center (RC) Combining Zone District provided that the site accommodating the off-site parking has been approved for shared parking, or as an off-site parking lot.

4. Placement of metal shipping containers shall be subject to the following limitations:
  - a. Metal shipping containers shall not be allowed as a principal use in any zone.
  - b. Metal shipping containers shall be allowed in all zones within the Soda Springs Rural Center on a temporary basis when utilized during construction or grading operations for the site where located and when utilized solely for the storage of supplies and equipment that are used for construction or grading on that site.
  - c. In all zones placement of metal shipping containers is allowed as an accessory use subject to the following development standards:
    - i. The placement has been approved as part of an approved plot plan, development permit or conditional use permit.
    - ii. No more than one metal shipping container shall be permitted on any parcel.
    - iii. The container's setback from all property lines shall be a minimum of thirty feet.
    - iv. Preferred container placement shall be on a case-by-case basis but generally to the rear half of the property.
    - v. The metal shipping container shall be fully screened by an opaque fence or fast-growing landscaping.
    - vi. The metal shipping container shall be painted a non-reflective earthtone color.
5. Trash and garbage facilities shall be secure from bears and other wildlife.
6. Limited office uses, arts and crafts fabrication, and tutoring or classes, and similar commercial activities may be conducted within existing, legal non-conforming residences within any of the Commercial Districts, provided a Home Business Permit is obtained and that the business complies with all Home Business standards provided by Sec. L-II 3.11 of County Zoning Regulations.
7. Nevada County recognizes that the removal of snow and fire wood operations, or similar, are essential community activities necessary for economic viability and public health and safety. To protect the character of neighborhoods, minimize the visibility and incompatibility from

adjoining parcels and roadways, while allowing for the storage of snow removal and fire wood equipment and materials, or similar, the following standards apply:

Residential Uses

- a. Snow removal equipment storage cannot be a primary use of a residential zoned property and must be incidental to a residential use already established onsite.
- b. Outdoor storage of snow removal equipment on a residential zoned property shall be accessory to the principle residential use of the property only and shall not be related to any off-site commercial business or activity, unless otherwise County approved through a Home Occupation Permit.

Commercial and Industrial Uses

- a. Activities that normally require extensive storage areas including, but not limited, to snow removal equipment and fire wood operations are preferred in the M1 (Light Industrial) District, but may be approved as a primary land use in any Commercial Zone District within the Soda Springs Rural Center subject to the following conditions.

| <b>Zone District</b>            | <b>Max. # of Outdoor Snow Removal Vehicles</b> | <b>Land Use Permit</b> | <b>Minimum Lot Area</b> | <b>Off-Street Parking Required</b> |
|---------------------------------|--|------------------------|-------------------------|------------------------------------|
| C1<br>(Neighborhood Commercial) | 1  | None*                  | 10,000 sq. ft.          | 1 space per vehicle                |
|                                 | 2 or more                                      | Conditional Use Permit | None                    | 1 space per vehicle                |
| C2<br>(Community Commercial)    | 1  | None*                  | 10,000 sq. ft.          | 1 space per vehicle                |
|                                 | 2 or more                                      | Conditional Use Permit | None                    | 1 space per vehicle                |
| CH<br>(Commercial Highway)      | 1  | None*                  | 10,000 sq. ft.          | 1 space per vehicle                |
|                                 | 2 or more                                      | Conditional Use Permit | None                    | 1 space per vehicle                |
| M1<br>(Light Industrial)        | 3  | None*                  | None                    | 1 space per vehicle                |
|                                 | 4 or more                                      | Conditional Use Permit | None                    | 1 space per vehicle                |

\* Note: Allowed subject to zoning compliance.

- b. In addition to the snow removal vehicle storage allowance above (e.g., snowplow is exempt from visible area calculation), where the principle use of a site is other than storage, and storage accessory to that use is also located on the site, the outside unscreened accessory storage area is subject to the limitations of this section.

| <b>Lot Size</b>                   | <b>Max. Total Area of Unscreened Accessory Commercial/Industrial Storage</b> |
|-----------------------------------|--|
| <5,000                            | 100 sq. ft.  |
| 5,000 sq. ft. to <10,000 sq. ft.  | 200 sq. ft.  |
| 10,000 sq. ft. to <15,000 sq. ft. | 300 sq. ft.  |
| 15,000 sq. ft.<                   | 400sq. ft.   |

- c. All outdoor commercial/industrial material storage areas in excess of those limits identified above shall be required to be screened with a solid fence, landscaping, structures or other visible barriers that substantially screen the storage area/yard from

adjacent properties and from primary roadways.

- d. All such equipment and materials referenced above must be situated in a manner such that they meet the required structural setbacks for the zone district in which they are located.

**Housing Density Standards:** To promote the construction of a variety of high quality housing to promote live/work opportunities in close proximity to the Soda Springs commercial area the following residential density standard may be incorporated into projects within the Rural Center (RC) Zone Combining District.

1. Maximum residential density for mixed-use projects in the C1 and C2 base zoning district shall be six (6) units per acre.
2. The minimum density allowance for construction of multi-family structure(s) on parcels zoned R2-RC is two (2) units regardless of parcel size, subject to zoning compliance.

**Agricultural Uses:** To encourage agriculture and community gathering, and to promote non-winter local activity and economy, agricultural uses such as, but not limited to, Farm Stands and Growers' Markets, may be permitted within the Rural Center (RC) Zone Combining District, in accordance with the requirements and limitations set forth in as in Section L-II 3.3 of the Nevada County Zoning Ordinance.

**Exceptions:** If approved by the Planning Director, modifications or reductions to the above standards that are supported by a qualified professional(s) may be considered for any project that provides opportunities for public spaces, including a town plaza or town square.

### SECTION III:

If any section, sentence, clause or phrase of this ordinance is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance. The Board of Supervisors hereby declares that it would have passed this ordinance and adopted this ordinance and each section, sentence, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared invalid or unconstitutional.

### SECTION IV:

This Ordinance shall take effect and be in full force thirty (30) days from and after introduction and adoption, and it shall become operative on the 26th day of November, 2016, and before the expiration of fifteen (15) days after its passage it shall be published once, with the names of the Supervisors voting for and against same in the Union, a newspaper of general circulation printed and published in the County of Nevada.

PASSED AND ADOPTED by a majority vote of the Board of Supervisors of the County of Nevada at a regular meeting of said Board, held on the 25<sup>th</sup> day of October, 2016, by the following vote of said Board:

Ayes: Supervisors Nathan H. Beason, Edward Scofield, Dan Miller, Hank Weston, and Richard Anderson.

Noes: None.

Absent: None.

Abstain: None.

ATTEST:

JULIE PATTERSON HUNTER  
Clerk of the Board of Supervisors

By: 



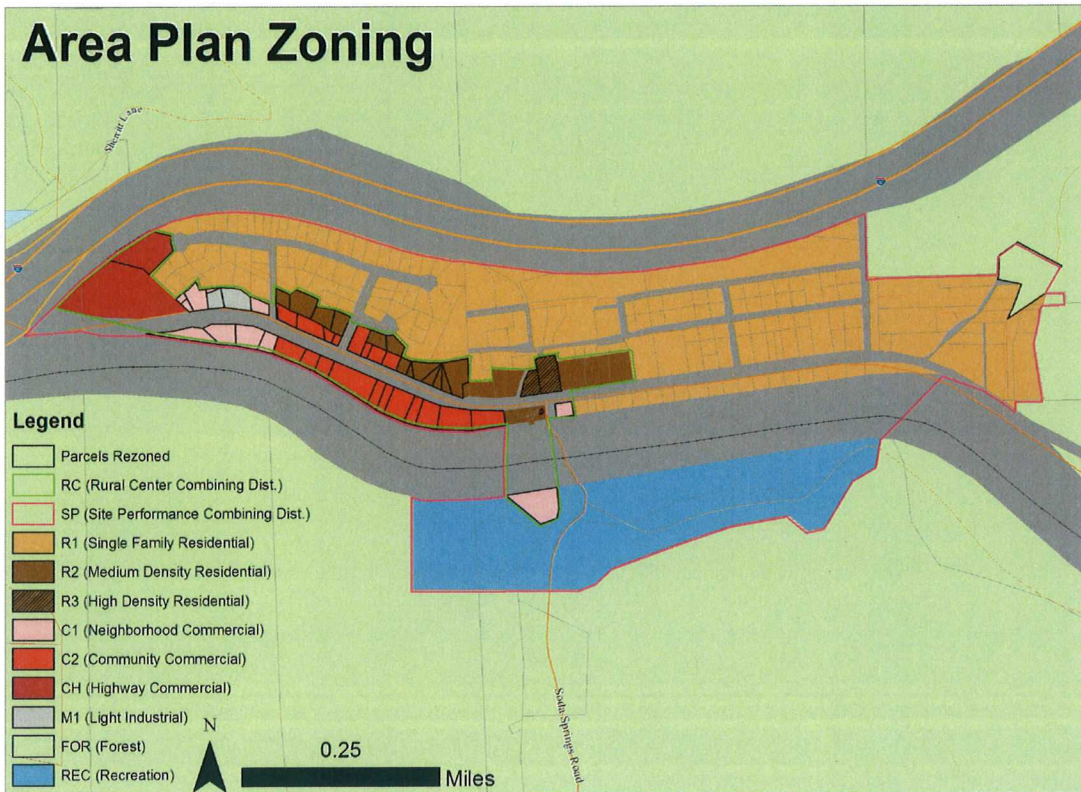
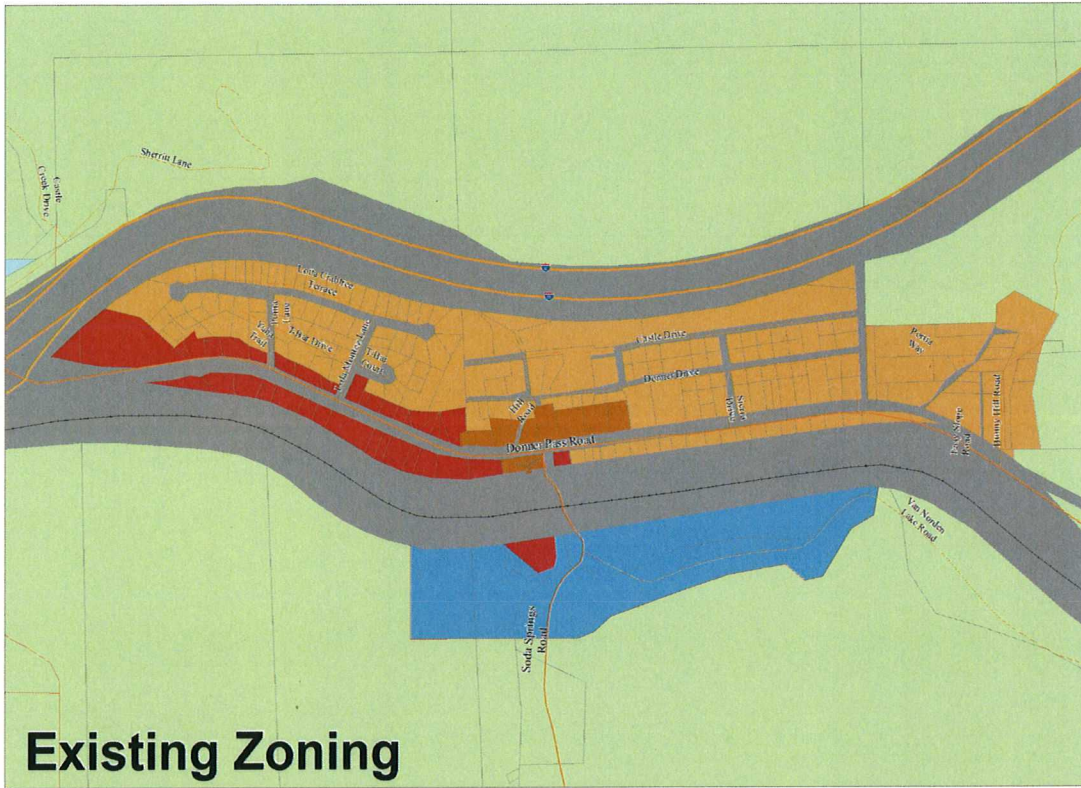
Dan Miller, Chair

10/272016 cc: GIS\*  
Union\*  
Sierra Sun\*  
COB\*  
CoCo\*  
QC\*  
Planning\*  
Assessor\*

# Exhibit A

## Soda Springs Area Plan

### Zoning District Map Amendments



**Exhibit B**  
**Soda Springs Area Plan**  
**APN, Address, Proposed Zoning District**

**R1-SP (Single Family-Site Performance Combining District)**

|  |   |  |  |
|--|---|--|--|
| <b>APN 47-040-01</b><br>10138 Bunny Hill Road<br>Soda Springs, CA 95728  | <b>APN 47-040-02 *</b><br>10125 Bunny Hill Road<br>Soda Springs, CA 95728 | <b>APN 47-040-04</b><br>10051 Bunny Hill Road<br>Soda Springs, CA 95728  | <b>APN 47-040-06</b><br>10060 Bunny Hill Road<br>Soda Springs, CA 95728  |
| <b>APN 47-040-08</b><br>20954 Donner Pass Road<br>Soda Springs, CA 95728 | <b>APN 47-040-09</b><br>10078 Easy Slope Road<br>Soda Springs, CA 95728   | <b>APN 47-040-10</b><br>10110 Bunny Hill Road<br>Soda Springs, CA 95728  | <b>APN 47-040-11</b><br>10092 Bunny Hill Road<br>Soda Springs, CA 95728  |
| <b>APN 47-040-12</b><br>10124 Bunny Hill Road<br>Soda Springs, CA 95728  | <b>APN 47-040-13</b><br>10064 Easy Slope Road<br>Soda Springs, CA 95728   | <b>APN 47-040-14</b><br>20874 Donner Pass Road<br>Soda Springs, CA 95728 | <b>APN 47-040-17</b><br>10109 Bunny Hill Road<br>Soda Springs, CA 95728  |
| <b>APN 47-051-01</b><br>21218 Castle Drive<br>Soda Springs, CA 95728     | <b>APN 47-051-02</b><br>Unknown address<br>Soda Springs, CA 95728         | <b>APN 47-052-01</b><br>21037 Castle Drive<br>Soda Springs, CA 95728     | <b>APN 47-052-02</b><br>21281 Castle Drive<br>Soda Springs, CA 95728     |
| <b>APN 47-052-03</b><br>10096 Sierra Drive<br>Soda Springs, CA 95728     | <b>APN 47-053-01</b><br>10097 Sierra Drive<br>Soda Springs, CA 95728      | <b>APN 47-053-03</b><br>21134 Donner Drive<br>Soda Springs, CA 95728     | <b>APN 47-053-04</b><br>21092 Donner Drive<br>Soda Springs, CA 95728     |
| <b>APN 47-053-05</b><br>21194 Donner Drive<br>Soda Springs, CA 95728     | <b>APN 47-053-06</b><br>21119 Donner Drive<br>Soda Springs, CA 95728      | <b>APN 47-053-07</b><br>21095 Castle Drive<br>Soda Springs, CA 95728     | <b>APN 47-053-08</b><br>21217 Castle Drive<br>Soda Springs, CA 95728     |
| <b>APN 47-053-09</b><br>21197 Castle Drive<br>Soda Springs, CA 95728     | <b>APN 47-053-10</b><br>21116 Donner Drive<br>Soda Springs, CA 95728      | <b>APN 47-053-11</b><br>21154 Donner Drive<br>Soda Springs, CA 95728     | <b>APN 47-053-12</b><br>21157 Donner Drive<br>Soda Springs, CA 95728     |
| <b>APN 47-053-13</b><br>21175 Castle Drive<br>Soda Springs, CA 95728     | <b>APN 47-053-14</b><br>21174 Donner Drive<br>Soda Springs, CA 95728      | <b>APN 47-060-02</b><br>21500 Castle Drive<br>Soda Springs, CA 95728     | <b>APN 47-060-03</b><br>21420 Castle Drive<br>Soda Springs, CA 95728     |
| <b>APN 47-060-04</b><br>10156 Hill Road<br>Soda Springs, CA 95728        | <b>APN 47-060-05</b><br>21550 Castle Drive<br>Soda Springs, CA 95728      | <b>APN 47-070-01</b><br>21302 Donner Drive<br>Soda Springs, CA 95728     | <b>APN 47-070-02</b><br>21276 Donner Drive<br>Soda Springs, CA 95728     |
| <b>APN 47-070-03</b><br>10078 Sierra Drive<br>Soda Springs, CA 95728     | <b>APN 47-070-05</b><br>10079 Sierra Drive<br>Soda Springs, CA 95728      | <b>APN 47-070-06</b><br>21210 Donner Drive<br>Soda Springs, CA 95728     | <b>APN 47-070-11</b><br>21173 Donner Drive<br>Soda Springs, CA 95728     |
| <b>APN 47-070-12</b><br>21193 Donner Drive<br>Soda Springs, CA 95728     | <b>APN 47-070-15</b><br>21246 Donner Drive<br>Soda Springs, CA 95728      | <b>APN 47-070-16</b><br>10050 Sierra Drive<br>Soda Springs, CA 95728     | <b>APN 47-070-17</b><br>21275 Donner Drive<br>Soda Springs, CA 95728     |
| <b>APN 47-070-19</b><br>21293 Donner Drive<br>Soda Springs, CA 95728     | <b>APN 47-070-20</b><br>21312 Donner Pass Road<br>Soda Springs, CA 95728  | <b>APN 47-070-22</b><br>21122 Donner Pass Road<br>Soda Springs, CA 95728 | <b>APN 47-070-23</b><br>21284 Donner Pass Road<br>Soda Springs, CA 95728 |



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| <b>APN 47-070-25</b><br>21284 Donner Pass Road<br>Soda Springs, CA 95728 | <b>APN 47-070-26</b><br>21190 Donner Pass Road<br>Soda Springs, CA 95728 | <b>APN 47-070-27</b><br>21180 Donner Pass Road<br>Soda Springs, CA 95728 | <b>APN 47-070-28</b><br>21087 Donner Pass Road<br>Soda Springs, CA 95728 |
| <b>APN 47-070-29</b><br>21106 Donner Pass Road<br>Soda Springs, CA 95728 | <b>APN 47-070-30</b><br>21084 Donner Pass Road<br>Soda Springs, CA 95728 | <b>APN 47-070-31</b><br>21109 Donner Drive<br>Soda Springs, CA 95728     | <b>APN 47-070-32</b><br>21270 Donner Pass Road<br>Soda Springs, CA 95728 |
| <b>APN 47-070-33</b><br>21266 Donner Pass Road<br>Soda Springs, CA 95728 | <b>APN 47-070-34</b><br>21202 Donner Pass Road<br>Soda Springs, CA 95728 | <b>APN 47-070-35</b><br>21209 Donner Pass Road<br>Soda Springs, CA 95728 | <b>APN 47-070-36</b><br>21146 Donner Pass Road<br>Soda Springs, CA 95728 |
| <b>APN 47-070-37</b><br>21153 Donner Pass Road<br>Soda Springs, CA 95728 | <b>APN 47-070-38</b><br>21222 Donner Pass Road<br>Soda Springs, CA 95728 | <b>APN 47-070-39</b><br>10051 Sierra Drive<br>Soda Springs, CA 95728     | <b>APN 47-071-01</b><br>21323 Donner Pass Road<br>Soda Springs, CA 95728 |
| <b>APN 47-071-02</b><br>21307 Donner Pass Road<br>Soda Springs, CA 95728 | <b>APN 47-071-03</b><br>21285 Donner Pass Road<br>Soda Springs, CA 95728 | <b>APN 47-071-04</b><br>21265 Donner Pass Road<br>Soda Springs, CA 95728 | <b>APN 47-071-05</b><br>21245 Donner Pass Road<br>Soda Springs, CA 95728 |
| <b>APN 47-071-07</b><br>21111 Donner Pass Road<br>Soda Springs, CA 95728 | <b>APN 47-071-08</b><br>21085 Donner Pass Road<br>Soda Springs, CA 95728 | <b>APN 47-071-09</b><br>21149 Donner Pass Road<br>Soda Springs, CA 95728 | <b>APN 47-071-10</b><br>21131 Donner Pass Road<br>Soda Springs, CA 95728 |
| <b>APN 47-071-11</b><br>21209 Donner Pass Road<br>Soda Springs, CA 95728 | <b>APN 47-071-12</b><br>21171 Donner Pass Road<br>Soda Springs, CA 95728 | <b>APN 47-071-13</b><br>21227 Donner Pass Road<br>Soda Springs, CA 95728 | <b>APN 47-071-14</b><br>21191 Donner Pass Road<br>Soda Springs, CA 95728 |
| <b>APN 47-080-02</b><br>21556 Donner Drive<br>Soda Springs, CA 95728     | <b>APN 47-080-03</b><br>21530 Donner Drive<br>Soda Springs, CA 95728     | <b>APN 47-080-04</b><br>10106 Hill Road<br>Soda Springs, CA 95728        | <b>APN 47-080-05</b><br>21480 Donner Drive<br>Soda Springs, CA 95728     |
| <b>APN 47-080-06</b><br>21468 Donner Drive<br>Soda Springs, CA 95728     | <b>APN 47-080-07</b><br>21432 Donner Drive<br>Soda Springs, CA 95728     | <b>APN 47-080-08</b><br>21390 Donner Drive<br>Soda Springs, CA 95728     | <b>APN 47-080-09</b><br>21369 Castle Drive<br>Soda Springs, CA 95728     |
| <b>APN 47-080-10</b><br>21353 Castle Drive<br>Soda Springs, CA 95728     | <b>APN 47-080-11</b><br>21337 Castle Drive<br>Soda Springs, CA 95728     | <b>APN 47-080-12</b><br>21330 Donner Drive<br>Soda Springs, CA 95728     | <b>APN 47-080-13</b><br>21350 Donner Drive<br>Soda Springs, CA 95728     |
| <b>APN 47-080-14</b><br>21362 Donner Drive<br>Soda Springs, CA 95728     | <b>APN 47-080-15</b><br>21353 Donner Drive<br>Soda Springs, CA 95728     | <b>APN 47-080-16</b><br>21383 Donner Drive<br>Soda Springs, CA 95728     | <b>APN 47-080-18</b><br>21401 Donner Drive<br>Soda Springs, CA 95728     |
| <b>APN 47-080-20</b><br>21419 Donner Drive<br>Soda Springs, CA 95728     | <b>APN 47-080-21</b><br>21431 Donner Drive<br>Soda Springs, CA 95728     | <b>APN 47-080-23</b><br>21457 Donner Drive<br>Soda Springs, CA 95728     | <b>APN 47-080-25</b><br>10050 Hill Road<br>Soda Springs, CA 95728        |
| <b>APN 47-080-26</b><br>21503 Donner Drive<br>Soda Springs, CA 95728     | <b>APN 47-080-29</b><br>10032 Hill Road<br>Soda Springs, CA 95728        | <b>APN 47-080-30</b><br>10028 Hill Road<br>Soda Springs, CA 95728        | <b>APN 47-080-31</b><br>21586 Donner Pass Road<br>Soda Springs, CA 95728 |
| <b>APN 47-080-36</b><br>21443 Donner Pass Road<br>Soda Springs, CA 95728 | <b>APN 47-080-37</b><br>21431 Donner Pass Road<br>Soda Springs, CA 95728 | <b>APN 47-080-38</b><br>21409 Donner Pass Road<br>Soda Springs, CA 95728 | <b>APN 47-080-39</b><br>21399 Donner Pass Road<br>Soda Springs, CA 95728 |

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|--|--|--|--|
| <b>APN 47-080-40</b><br>21377 Donner Pass Road<br>Soda Springs, CA 95728       | <b>APN 47-080-41</b><br>21359 Donner Pass Road<br>Soda Springs, CA 95728       | <b>APN 47-080-42</b><br>21341 Donner Pass Road<br>Soda Springs, CA 95728       | <b>APN 47-090-01</b><br>10084 Lola Montez Lane<br>Soda Springs, CA 95728       |
| <b>APN 47-090-02</b><br>10066 Lola Montez Lane<br>Soda Springs, CA 95728       | <b>APN 47-090-03</b><br>21736 Lotta Crabtree Terrace<br>Soda Springs, CA 95728 | <b>APN 47-090-04</b><br>21720 Lotta Crabtree Terrace<br>Soda Springs, CA 95728 | <b>APN 47-090-05</b><br>21708 Lotta Crabtree Terrace<br>Soda Springs, CA 95728 |
| <b>APN 47-090-06</b><br>21694 Lotta Crabtree Terrace<br>Soda Springs, CA 95728 | <b>APN 47-090-07</b><br>21680 Lotta Crabtree Terrace<br>Soda Springs, CA 95728 | <b>APN 47-090-08</b><br>21674 Lotta Crabtree Terrace<br>Soda Springs, CA 95728 | <b>APN 47-090-09</b><br>21666 Lotta Crabtree Terrace<br>Soda Springs, CA 95728 |
| <b>APN 47-090-10</b><br>21663 Lotta Crabtree Terrace<br>Soda Springs, CA 95728 | <b>APN 47-090-11</b><br>21667 Lotta Crabtree Terrace<br>Soda Springs, CA 95728 | <b>APN 47-090-12</b><br>21679 Lotta Crabtree Terrace<br>Soda Springs, CA 95728 | <b>APN 47-090-13</b><br>21691 Lotta Crabtree Terrace<br>Soda Springs, CA 95728 |
| <b>APN 47-090-14</b><br>21705 Lotta Crabtree Terrace<br>Soda Springs, CA 95728 | <b>APN 47-090-15</b><br>10095 Lola Montez Lane<br>Soda Springs, CA 95728       | <b>APN 47-090-16</b><br>10081 Lola Montez Lane<br>Soda Springs, CA 95728       | <b>APN 47-090-17</b><br>10071 Lola Montez Lane<br>Soda Springs, CA 95728       |
| <b>APN 47-090-18</b><br>21728 T-Bar Court<br>Soda Springs, CA 95728            | <b>APN 47-090-19</b><br>21702 T-Bar Court<br>Soda Springs, CA 95728            | <b>APN 47-090-20</b><br>21692 T-Bar Court<br>Soda Springs, CA 95728            | <b>APN 47-090-21</b><br>21689 T-Bar Court<br>Soda Springs, CA 95728            |
| <b>APN 47-090-25</b><br>21670 T-Bar Court<br>Soda Springs, CA 95728            | <b>APN 47-090-26</b><br>21688 T-Bar Court<br>Soda Springs, CA 95728            | <b>APN 47-101-06</b><br>21985 Yuba Trail<br>Soda Springs, CA 95728             | <b>APN 47-101-07</b><br>21976 Yuba Trail<br>Soda Springs, CA 95728             |
| <b>APN 47-101-08</b><br>21946 Yuba Trail<br>Soda Springs, CA 95728             | <b>APN 47-101-09</b><br>21935 Yuba Trail<br>Soda Springs, CA 95728             | <b>APN 47-101-48</b><br>Unknown address<br>Soda Springs, CA 95728              | <b>APN 47-390-01</b><br>20754 Portia Way<br>Soda Springs, CA 95728             |
| <b>APN 47-390-02</b><br>20652 Portia Way<br>Soda Springs, CA 95728             | <b>APN 47-390-04</b><br>20683 Portia Way<br>Soda Springs, CA 95728             | <b>APN 47-390-05</b><br>20711 Portia Way<br>Soda Springs, CA 95728             | <b>APN 47-390-06</b><br>20725 Portia Way<br>Soda Springs, CA 95728             |
| <b>APN 47-390-07</b><br>21052 Portia Way<br>Soda Springs, CA 95728             | <b>APN 47-390-08</b><br>21008 Donner Pass Road<br>Soda Springs, CA 95728       | <b>APN 47-410-01</b><br>21916 Lotta Crabtree Terrace<br>Soda Springs, CA 95728 | <b>APN 47-410-02</b><br>21918 Lotta Crabtree Terrace<br>Soda Springs, CA 95728 |
| <b>APN 47-410-03</b><br>21943 Lotta Crabtree Terrace<br>Soda Springs, CA 95728 | <b>APN 47-410-04</b><br>21958 Lotta Crabtree Terrace<br>Soda Springs, CA 95728 | <b>APN 47-410-05</b><br>21472 Lotta Crabtree Terrace<br>Soda Springs, CA 95728 | <b>APN 47-410-06</b><br>21992 Lotta Crabtree Terrace<br>Soda Springs, CA 95728 |
| <b>APN 47-410-07</b><br>22010 Lotta Crabtree Terrace<br>Soda Springs, CA 95728 | <b>APN 47-410-08</b><br>22028 Lotta Crabtree Terrace<br>Soda Springs, CA 95728 | <b>APN 47-410-11</b><br>21981 Yuba Trail<br>Soda Springs, CA 95728             | <b>APN 47-410-14</b><br>21971 Yuba Trail<br>Soda Springs, CA 95728             |
| <b>APN 47-410-15</b><br>22027 Lotta Crabtree Terrace<br>Soda Springs, CA 95728 | <b>APN 47-410-16</b><br>22013 Lotta Crabtree Terrace<br>Soda Springs, CA 95728 | <b>APN 47-410-17</b><br>21987 Lotta Crabtree Terrace<br>Soda Springs, CA 95728 | <b>APN 47-410-18</b><br>21965 Lotta Crabtree Terrace<br>Soda Springs, CA 95728 |
| <b>APN 47-410-19</b><br>21947 Lotta Crabtree Terrace<br>Soda Springs, CA 95728 | <b>APN 47-410-20</b><br>21927 Lotta Crabtree Terrace<br>Soda Springs, CA 95728 | <b>APN 47-410-21</b><br>10100 Poma Lane<br>Soda Springs, CA 95728              | <b>APN 47-410-22</b><br>10076 Poma Lane<br>Soda Springs, CA 95728              |

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| <b>APN 47-410-23</b><br>21898 Yuba Trail<br>Soda Springs, CA 95728             | <b>APN 47-410-24</b><br>21932 Yuba Trail<br>Soda Springs, CA 95728             | <b>APN 47-410-25</b><br>21995 Yuba Trail<br>Soda Springs, CA 95728             | <b>APN 47-420-01</b><br>21752 Lotta Crabtree Terrace<br>Soda Springs, CA 95728 |
| <b>APN 47-420-02</b><br>21768 Lotta Crabtree Terrace<br>Soda Springs, CA 95728 | <b>APN 47-420-03</b><br>21784 Lotta Crabtree Terrace<br>Soda Springs, CA 95728 | <b>APN 47-420-04</b><br>21800 Lotta Crabtree Terrace<br>Soda Springs, CA 95728 | <b>APN 47-420-05</b><br>21816 Lotta Crabtree Terrace<br>Soda Springs, CA 95728 |
| <b>APN 47-420-06</b><br>21832 Lotta Crabtree Terrace<br>Soda Springs, CA 95728 | <b>APN 47-420-07</b><br>21848 Lotta Crabtree Terrace<br>Soda Springs, CA 95728 | <b>APN 47-420-08</b><br>21864 Lotta Crabtree Terrace<br>Soda Springs, CA 95728 | <b>APN 47-420-09</b><br>21882 Lotta Crabtree Terrace<br>Soda Springs, CA 95728 |
| <b>APN 47-420-10</b><br>21900 Lotta Crabtree Terrace<br>Soda Springs, CA 95728 | <b>APN 47-420-11</b><br>10115 Poma Lane<br>Soda Springs, CA 95728              | <b>APN 47-420-12</b><br>10103 Poma Lane<br>Soda Springs, CA 95728              | <b>APN 47-420-13</b><br>21863 Lotta Crabtree Terrace<br>Soda Springs, CA 95728 |
| <b>APN 47-420-14</b><br>21845 Lotta Crabtree Terrace<br>Soda Springs, CA 95728 | <b>APN 47-420-15</b><br>21829 Lotta Crabtree Terrace<br>Soda Springs, CA 95728 | <b>APN 47-420-16</b><br>21811 Lotta Crabtree Terrace<br>Soda Springs, CA 95728 | <b>APN 47-420-17</b><br>21787 Lotta Crabtree Terrace<br>Soda Springs, CA 95728 |
| <b>APN 47-420-18</b><br>21965 Lotta Crabtree Terrace<br>Soda Springs, CA 95728 | <b>APN 47-420-19</b><br>21794 T-Bar Drive<br>Soda Springs, CA 95728            | <b>APN 47-420-20</b><br>21812 T-Bar Drive<br>Soda Springs, CA 95728            | <b>APN 47-420-21</b><br>21830 T-Bar Drive<br>Soda Springs, CA 95728            |
| <b>APN 47-420-22</b><br>10093 Poma Lane<br>Soda Springs, CA 95728              | <b>APN 47-440-10 *</b><br>10333 Bunny Hill Road<br>Soda Springs, CA 95728      | <b>APN 47-440-11 *</b><br>10111 Bunny Hill Road<br>Soda Springs, CA 95728      | <b>APN 47-440-14</b><br>21031 Donner Pass Road<br>Soda Springs, CA 95728       |

**R2-RC (Urban Medium Density-Rural Center Combining District)**

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| <b>APN 47-080-17</b><br>21376 Donner Pass Road<br>Soda Springs, CA 95728 | <b>APN 47-080-19</b><br>21406 Donner Pass Road<br>Soda Springs, CA 95728 | <b>APN 47-080-22</b><br>21436 Donner Pass Road<br>Soda Springs, CA 95728 | <b>APN 47-080-28</b><br>21520 Donner Pass Road<br>Soda Springs, CA 95728 |
| <b>APN 47-080-32</b><br>21554 Donner Pass Road<br>Soda Springs, CA 95728 | <b>APN 47-090-22</b><br>21693 T-Bar Court<br>Soda Springs, CA 95728      | <b>APN 47-090-23</b><br>21711 T-Bar Court<br>Soda Springs, CA 95728      | <b>APN 47-101-15</b><br>10067 Poma Lane<br>Soda Springs, CA 95728        |
| <b>APN 47-101-21</b><br>21772 Donner Pass Road<br>Soda Springs, CA 95728 | <b>APN 47-101-22</b><br>21753 T-Bar Drive<br>Soda Springs, CA 95728      | <b>APN 47-101-28</b><br>21664 Donner Pass Road<br>Soda Springs, CA 95728 | <b>APN 47-101-32</b><br>21642 Donner Pass Road<br>Soda Springs, CA 95728 |
| <b>APN 47-101-33</b><br>21628 Donner Pass Road<br>Soda Springs, CA 95728 | <b>APN 47-101-34</b><br>21618 Donner Pass Road<br>Soda Springs, CA 95728 | <b>APN 47-101-35</b><br>21604 Donner Pass Road<br>Soda Springs, CA 95728 | <b>APN 47-101-36</b><br>21604 Donner Pass Road<br>Soda Springs, CA 95728 |
| <b>APN 47-101-38</b><br>21654 Donner Pass Road<br>Soda Springs, CA 95728 | <b>APN 47-101-47</b><br>21586 Donner Pass Road<br>Soda Springs, CA 95728 | <b>APN 47-420-24</b><br>21821 T-Bar Drive<br>Soda Springs, CA 95728      |  |

**R2-PD-RC (Urban Medium Density-Planned Dev.-Rural Center Combining Dist.)**

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|--|---|---|---|
| <b>APN 47-080-34</b><br>21501 Donner Pass Road<br>Soda Springs, CA 95728 | <b>APN 47-380-01</b><br>21501 #1 Donner Pass Road<br>Soda Springs, CA 95728 | <b>APN 47-380-02</b><br>21501 #2 Donner Pass Road<br>Soda Springs, CA 95728 | <b>APN 47-380-03</b><br>21501 #3 Donner Pass Road<br>Soda Springs, CA 95728 |
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| <b>APN 47-380-04</b><br>21501 #4 Donner Pass Road<br>Soda Springs, CA 95728  | <b>APN 47-380-05</b><br>21501 #5 Donner Pass Road<br>Soda Springs, CA 95728  | <b>APN 47-380-06</b><br>21501 #6 Donner Pass Road<br>Soda Springs, CA 95728  | <b>APN 47-380-07</b><br>21501 #7 Donner Pass Road<br>Soda Springs, CA 95728  |
| <b>APN 47-380-08</b><br>21501 #8 Donner Pass Road<br>Soda Springs, CA 95728  | <b>APN 47-380-09</b><br>21501 #9 Donner Pass Road<br>Soda Springs, CA 95728  | <b>APN 47-380-10</b><br>21501 #10 Donner Pass Road<br>Soda Springs, CA 95728 | <b>APN 47-380-11</b><br>21501 #11 Donner Pass Road<br>Soda Springs, CA 95728 |
| <b>APN 47-380-12</b><br>21501 #12 Donner Pass Road<br>Soda Springs, CA 95728 | <b>APN 47-380-13</b><br>21501 #13 Donner Pass Road<br>Soda Springs, CA 95728 | <b>APN 47-380-14</b><br>21501 #14 Donner Pass Road<br>Soda Springs, CA 95728 | <b>APN 47-380-15</b><br>21501 #15 Donner Pass Road<br>Soda Springs, CA 95728 |
| <b>APN 47-380-16</b><br>21501 #16 Donner Pass Road<br>Soda Springs, CA 95728 | <b>APN 47-380-17</b><br>21501 #17 Donner Pass Road<br>Soda Springs, CA 95728 | <b>APN 47-380-18</b><br>21501 #18 Donner Pass Road<br>Soda Springs, CA 95728 |  |

### **R3-RC (Urban High Density-Rural Center Combining District)**

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| <b>APN 47-080-24</b><br>21466 Donner Pass Road<br>Soda Springs, CA 95728 | <b>APN 47-080-27</b><br>21490 Donner Pass Road<br>Soda Springs, CA 95728 |  |
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### **C1-RC (Neighborhood Commercial-Rural Center Combining District)**

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|---|--|--|--|
| <b>APN 47-440-16</b><br>10108 Soda Springs Road<br>Soda Springs, CA 95728 | <b>APN 47-080-35</b><br>21455 Donner Pass Road<br>Soda Springs, CA 95728 | <b>APN 47-101-10</b><br>21926 Donner Pass Road<br>Soda Springs, CA 95728 | <b>APN 47-101-13</b><br>21854 Donner Pass Road<br>Soda Springs, CA 95728 |
| <b>APN 47-101-37</b><br>21923 Yuba Trail<br>Soda Springs, CA 95728        | <b>APN 47-102-01</b><br>21995 Donner Pass Road<br>Soda Springs, CA 95728 | <b>APN 47-102-17</b><br>21907 Donner Pass Road<br>Soda Springs, CA 95728 | <b>APN 47-102-18</b><br>21831 Donner Pass Road<br>Soda Springs, CA 95728 |
| <b>APN 47-102-19</b><br>21865 Donner Pass Road<br>Soda Springs, CA 95728  | <b>APN 47-410-12</b><br>Unknown Address<br>Soda Springs, CA 95728        | <b>APN 47-410-13</b><br>21964 Donner Pass Road<br>Soda Springs, CA 95728 |  |

### **C2-RC (Community Commercial-Rural Center Combining District)**

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| <b>APN 47-080-33</b><br>21547 Donner Pass Road<br>Soda Springs, CA 95728 | <b>APN 47-090-24</b><br>21728 Donner Pass Road<br>Soda Springs, CA 95728 | <b>APN 47-101-17</b><br>21816 Donner Pass Road<br>Soda Springs, CA 95728 | <b>APN 47-101-19</b><br>21784 Donner Pass Road<br>Soda Springs, CA 95728     |
| <b>APN 47-101-25</b><br>21714 Donner Pass Road<br>Soda Springs, CA 95728 | <b>APN 47-101-26</b><br>21700 Donner Pass Road<br>Soda Springs, CA 95728 | <b>APN 47-101-27</b><br>21674 Donner Pass Road<br>Soda Springs, CA 95728 | <b>APN 47-101-41</b><br>21760 Donner Pass Road<br>Soda Springs, CA 95728     |
| <b>APN 47-101-42</b><br>21752 Donner Pass Road<br>Soda Springs, CA 95728 | <b>APN 47-102-03</b><br>21801 Donner Pass Road<br>Soda Springs, CA 95728 | <b>APN 47-102-04</b><br>21775 Donner Pass Road<br>Soda Springs, CA 95728 | <b>APN 47-102-05</b><br>21757 Donner Pass Road<br>Soda Springs, CA 95728     |
| <b>APN 47-102-16</b><br>21653 Donner Pass Road<br>Soda Springs, CA 95728 | <b>APN 47-102-06</b><br>21719 Donner Pass Road<br>Soda Springs, CA 95728 | <b>APN 47-102-13</b><br>21685 Donner Pass Road<br>Soda Springs, CA 95728 | <b>APN 47-102-14</b><br>21673 Donner Pass Road<br>Soda Springs, CA 95728     |
| <b>APN 47-102-15</b><br>21629 Donner Pass Road<br>Soda Springs, CA 95728 | <b>APN 47-102-21</b><br>21615 Donner Pass Road<br>Soda Springs, CA 95728 | <b>APN 47-102-22</b><br>21581 Donner Pass Road<br>Soda Springs, CA 95728 | <b>APN 47-380-19</b><br>21501 #19 Donner Pass Road<br>Soda Springs, CA 95728 |

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| <b>APN 47-420-23</b><br>10049 Poma Lane<br>Soda Springs, CA 95728 |  |
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**CH-RC (Highway Commercial-Rural Center Combining District)**

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| <b>APN 47-101-39</b><br>22002 Donner Pass Road<br>Soda Springs, CA 95728 | <b>APN 47-101-46</b><br>22082 Donner Pass Road<br>Soda Springs, CA 95728 | <b>APN 47-410-09</b><br>22044 Lotta Crabtree Terrace<br>Soda Springs, CA 95728 |  |
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**M1-RC (Light Industrial-Rural Center Combining District)**

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| <b>APN 47-101-11</b><br>21908 Donner Pass Road<br>Soda Springs, CA 95728 | <b>APN 47-101-12</b><br>21880 Donner Pass Road<br>Soda Springs, CA 95728 |  |
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**REC-SP (Recreation-Site Performance Combining District)**

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|--|---|---|--|
| <b>APN 47-021-71*</b><br>Unknown Address<br>Soda Springs, CA 95728 | <b>APN 47-440-15</b><br>10109 Soda Springs Road<br>Soda Springs, CA 95728 | <b>APN 47-440-17</b><br>10130 Soda Springs Road<br>Soda Springs, CA 95728 | <b>APN 47-440-18*</b><br>10260 Soda Springs Road<br>Norden, CA 95724 |
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| <b>APN 47-440-20*</b><br>10187 Soda Springs Road<br>Soda Springs, CA 95728 |  |
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**FOR-40-SP (Forest- 40 acre min.-Site Performance Combining District)**

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|---|--|
| <b>APN 47-390-03</b><br>10162 Bunny Hill Road<br>Soda Springs, CA 95728 |  |
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\* Denotes zoning for that portion of the parcel within the Soda Springs Area Plan