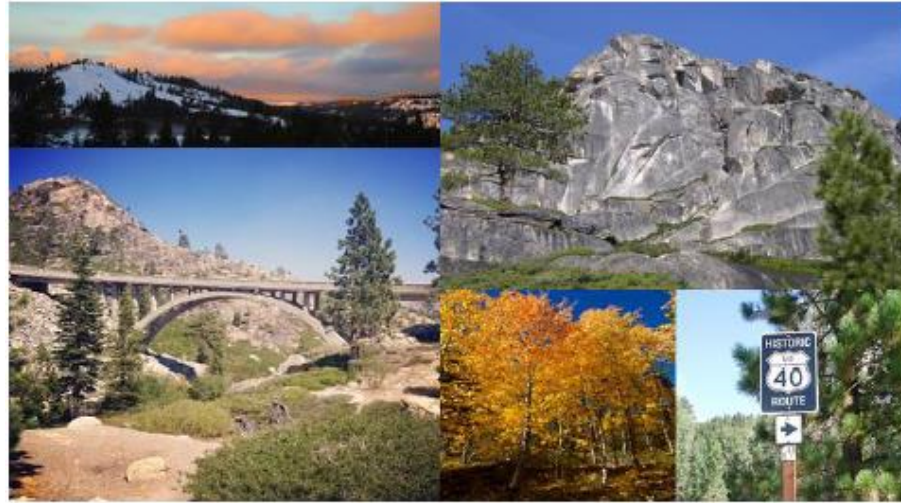


Nevada County Board of Supervisors October 25, 2016



Soda Springs Area Plan



Prepared by:
Nevada County Planning Department
in coordination with the
Donner Summit Area Association



Planning Background



ECONOMIC DEVELOPMENT STUDY FOR DONNER SUMMIT

Prepared for:
County of Nevada

This study was funded by State
Community Development Block Grants Funds

June 2004

Prepared by:

Pacific Group
318 Lansdale Avenue, Suite C
Millbrae, CA 94030
650-552-9488

in association with
Synthesis Design Group



Donner Summit Conservation Priorities

July 2009

MIXED-USE DEVELOPMENT STUDY: CHALLENGES AND OPPORTUNITIES



Donner Summit

Conservation Assessment
and
Planning Principles

November 2007

Prepared by: Tom Mooers
Executive Director, Sierra Watch



Community Prosperity Summit

On November 8, 2008, ninety community members met at Sugar Bowl to discuss what they would like to see for the Summit in the future. The workshop was hosted by the Donner Summit Area Association. Placer County Supervisor Elect Jennifer Montgomery and Nevada County Supervisor Ted Owens welcomed the participants, reviewed the agenda and talked about the unique opportunities for the Counties to work together at Donner Summit.

During coffee time, residents and second home owners greeted each other and had an opportunity to review the results of the "Summit Summit" held on December 15, 2007. An overview of the Economic Study was presented by SBC President Steve Fritsch. Regional Planning Partners, Darin Dinsmore presented information on existing conditions on Donner Summit. The walls were lined with poster examples of existing conditions and participants could review them throughout the workshop.

What is your vision for a more prosperous future?



Objectives:

Discuss opportunities to improve the prosperity at Donner Summit while preserving the environment and improving quality of life as the visitor experience. Identify concepts for investment, reinvestment and restoration of the Summit.

Regional
Planning
Partners

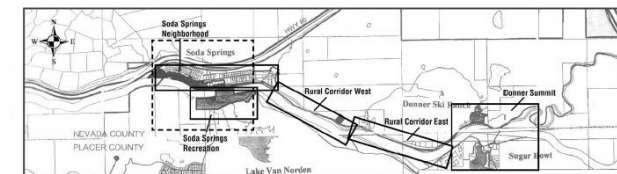
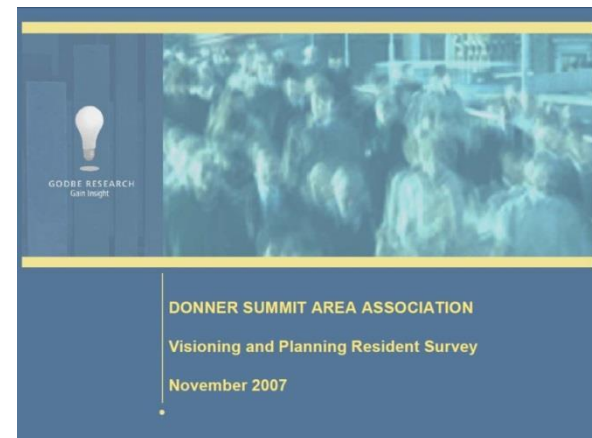
Darin Dinsmore

darindinsmore@gmail.com

530.277.0194

Summit Summit

December 16, 2006



Donner Summit Study Area

1. Soda Springs Corridor
2. Soda Springs Neighborhood
3. Soda Springs Recreation
4. Rural Corridor West
5. Rural Corridor East
6. Donner Summit
7. Donner Summit General
8. Signage
9. Roadway Character/Travel Experience
10. Landmarks
11. Rural Roadway Features



Darin Dinsmore
phone: 530-277-0194
darindinsmore@gmail.com
www.regionalplanningpartners.com

Donner Summit

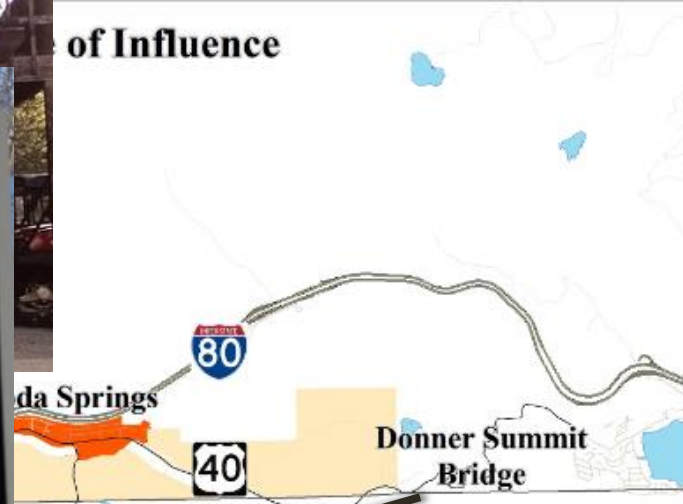
EXIT 174

Soda Springs
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Study Area and



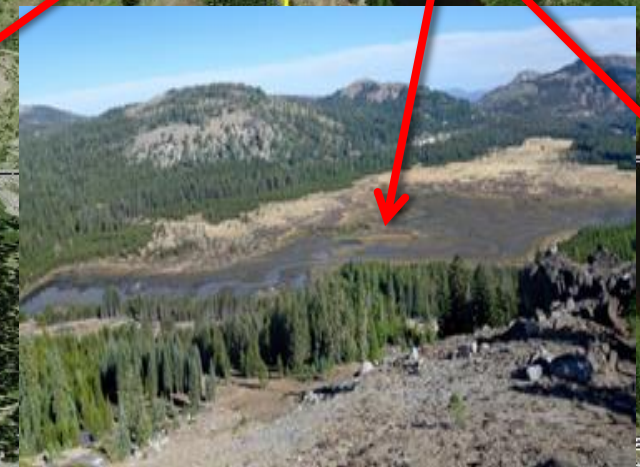
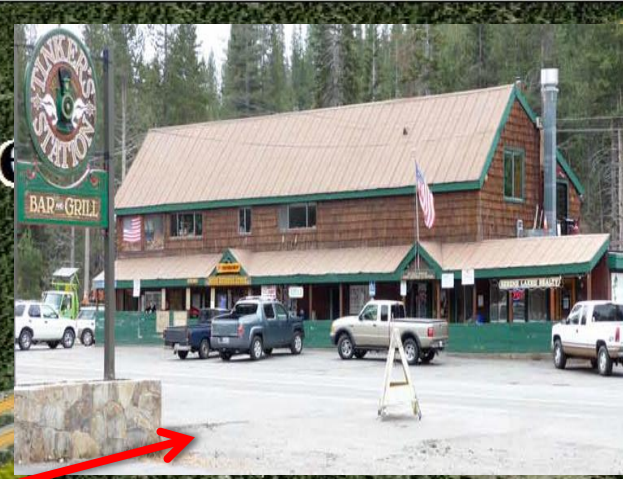
Map Properties Study Area



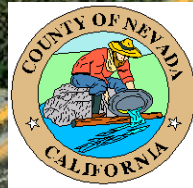
Lakes

Study Area





Soda Springs Rural Center



SO

Thursday 5:00

Sun 22002

For more information please contact:

Nevada Planning Department

Kimberly H. Dobbs, Senior Planner
(530) 265-1423
kimberly.h.dobbs@co.nevada.ca.us
www.mynevadacounty.com

CU

Wednesday 5:00

Rainbow 50080 Ham

For more information please contact:

Nevada Planning Department

Kimberly H. Dobbs, Senior Planner
(530) 265-1423
kimberly.h.dobbs@co.nevada.ca.us
www.mynevadacounty.com

SODA SPRINGS COMMUNITY DEVELOPMENT

When: Tuesday, December 15, 2016 5:00 to 7:00 PM

Location: Clair Tappan 19940 Donner Road, Norden, CA 95959 (530) 425-1234

***Parking is available at Donner Summit.

Topic: Historical, Recreation, and Natural Resources

For more information please contact:

Nevada County Planning Department

Larkyn Feiler, Associate Planner
(530) 265-1423
larkyn.feiler@co.nevada.ca.us
www.mynevadacounty.com

SODA SPRINGS COMMUNITY DEVELOPMENT

When: Saturday, February 13, 2016 4:30 to 6:00 PM

Location: Royal Gorge at Summit 9411 Pahanso Road, Soda Springs, CA 95728

Topic: Transportation and Public Facilities

The Donner Summit Area annual meeting will feature planning sessions with the Planning Department.

For more information please contact:

Nevada County Planning Department

Larkyn Feiler, Associate Planner
(530) 265-1423
larkyn.feiler@co.nevada.ca.us
www.mynevadacounty.com

SODA SPRINGS COMMUNITY DEVELOPMENT

When: Saturday, May 9, 2016 10:00 am to 12:00 pm

Location: Soda Springs Ski Resort 10244 Soda Springs Road, Soda Springs, CA 95728

Topic: Review Draft Area Plan Chapters for Recreation and Natural and Cultural Resources

Contact information:

Nevada County Planning Department

Patrick Dobbs, Senior Planner
(530) 265-1423
patrick.dobbs@co.nevada.ca.us
www.mynevadacounty.com

SODA SPRINGS COMMUNITY DEVELOPMENT

When: Wednesday, August 26, 2016 6:00 pm

Location: Soda Springs Ski Resort 10244 Soda Springs Road, Soda Springs, CA 95728

Topic: Review Draft Introduction and Economic Development Area Plan Chapters

Contact information:

Nevada County Planning Department

Patrick Dobbs, Senior Planner
(530) 265-1423
patrick.dobbs@co.nevada.ca.us
www.mynevadacounty.com

SODA SPRINGS COMMUNITY DEVELOPMENT

When: Monday, November 14, 2016 5:30 P.M.

Location: Soda Springs Ski Resort 10244 Soda Springs Road, Soda Springs, CA 95728

Topic: Land Use - Zoning and Development Standards

http://www.mynevadacounty.com

SODA SPRINGS COMMUNITY DEVELOPMENT

When: Monday, March 7, 2016 6:00 P.M.

Location: Soda Springs Ski Resort 10244 Soda Springs Road, Soda Springs, CA 95728

Topic: Draft Area Plan and Recommended Zone Changes

http://www.mynevadacounty.com

SODA SPRINGS AREA PLAN FINAL COMMUNITY MEETING

When: Wednesday, August 10, 2016 5:30 to 7:30 pm

Location: Woodward Tahoe (at Boreal Mountain Resort) 19749 Boreal Ridge Road Soda Springs, CA 95728

Topic: Draft Area Plan Revisions CEQA Comment Period Public Hearing Dates

For more information please contact:
Nevada County Planning Department
Patrick Dobbs, Senior Planner (530) 265-1423
patrick.dobbs@co.nevada.ca.us
www.mynevadacounty.com

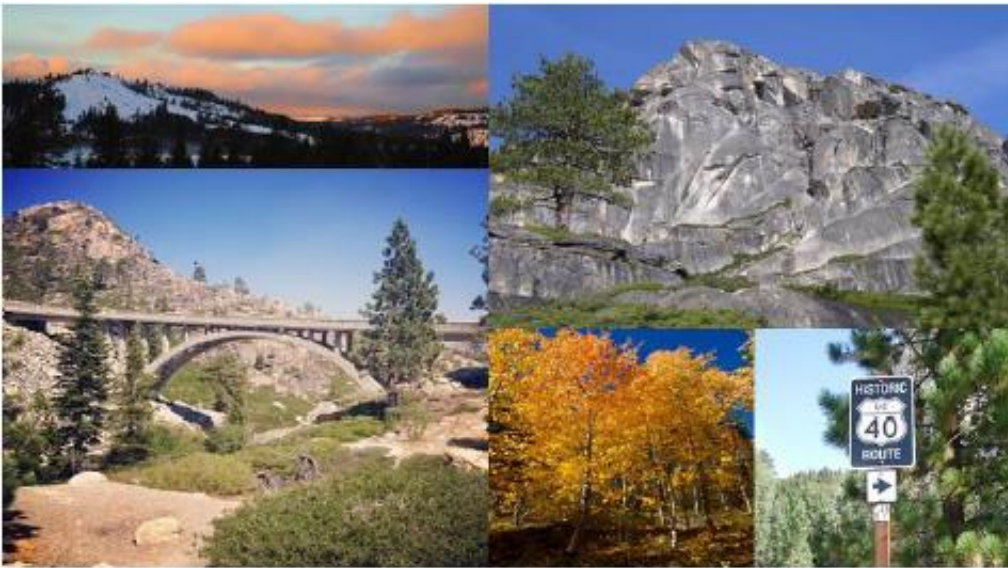



The Soda Springs community vision and Draft Area Plan has been developed through an open process with participation from a large cross-section of Donner Summit stakeholders, including eight public community workshops to date. The Area Plan is a focused policy and design plan that provides long-term guidance that is intended to improve the prosperity of Donner Summit in a way that supports a healthy economy, environment, and social fabric for the residents and general public.

It's your community. It's your plan. Please join us!

HELP FURTHER THE VISION FOR THE DONNER SUMMIT AREA!



Soda Springs Area Plan



Prepared by:
Nevada County Planning Department
in coordination with the
Donner Summit Area Association



Chapter 1

Introduction

Chapter 2

Land Use

Chapter 3

Economic Development

Chapter 4

Public Services

Chapter 5

Recreation

Chapter 6

Natural & Cultural Resources

Chapter 7

Implementation

Area Plan Framework



ATTACHMENT A SODA SPRINGS AREA PLAN DESIGN AND DEVELOPMENT

The following site development standards, all incorporated into land use projects in the Soda Springs Area Plan.

Community Development Standards: The standards shall be well-designed and organized community which is responsive to the unique circumstances of the area. In order to be responsive to the unique circumstances of the area, development standards apply throughout the Area Plan.

1. Required permanent open space may be reduced in size if all required landscaping is provided for commercial space.
2. The development of gateway signage or features along Donner Pass Rd. should complement the Summit.
3. The number of parking stalls required for a project shall be submitted by a project applicant and prepared by a Professional Engineer, substantiates that the number of stalls is different than required by the code.
 - A maximum 50 percent of required parking stalls may be provided in the (RC) Combining Zone District provided that it has been approved for shared parking, or as an alternative to the required parking.
4. Placement of metal shipping containers shall
 - a. Metal shipping containers shall not be allowed in the area.
 - b. Metal shipping containers shall be allowed in the area on a temporary basis when utilized at the site where located and when utilized for purposes that are used for construction or grading.
 - c. In all zones placement of metal shipping containers shall be subject to the following development standards:
 - i. The placement has been approved by the Planning Commission, permit or conditional use permit.
 - ii. No more than one metal shipping container shall be placed on the property.
 - iii. The container's setback from all property lines shall be as follows:
 - iv. Preferred container placement shall be at the rear half of the property.
 - v. The metal shipping container shall be surrounded by growing landscaping.

ATTACHMENT B ASSESSOR'S PARCEL NUMBER LISTED BY ZONING DISTRICT

RI-SP (SINGLE FAMILY RESIDENTIAL-SITE)

47-040-01	47-070-05	47-071-13	47-090-01
47-040-02	47-070-06	47-071-14	47-090-02
47-040-04	47-070-11	47-080-02	47-090-03
47-040-06	47-070-12	47-080-03	47-090-04
47-040-08	47-070-15	47-080-04	47-090-05
47-040-09	47-070-16	47-080-05	47-090-06
47-040-10	47-070-17	47-080-06	47-090-07
47-040-11	47-070-19	47-080-07	47-090-08
47-040-12	47-070-20	47-080-08	47-090-09
47-040-13	47-070-22	47-080-09	47-090-10
47-040-14	47-070-23	47-080-10	47-090-11
47-040-17	47-070-25	47-080-11	47-090-12
47-051-01	47-070-26	47-080-12	47-090-13
47-051-02	47-070-27	47-080-13	47-090-14
47-052-01	47-070-28	47-080-14	47-090-15
47-052-02	47-070-29	47-080-15	47-090-16
47-052-03	47-070-30	47-080-16	47-090-17
47-053-01	47-070-31	47-080-18	47-090-18
47-053-03	47-070-32	47-080-20	47-090-19
47-053-04	47-070-33	47-080-21	47-101-01
47-053-05	47-070-34	47-080-23	47-101-02
47-053-06	47-070-35	47-080-25	47-101-03
47-053-07	47-070-36	47-080-26	47-101-04
47-053-08	47-070-37	47-080-29	47-101-05
47-053-09	47-070-38	47-080-30	47-390-01
47-053-10	47-070-39	47-080-31	47-390-02
47-053-11	47-071-01	47-080-36	47-390-03
47-053-12	47-071-02	47-080-37	47-390-04
47-053-13	47-071-03	47-080-38	47-390-05
47-053-14	47-071-04	47-080-39	47-390-06
47-060-02	47-071-05	47-080-40	47-390-07
47-060-03	47-071-07	47-080-41	47-410-01
47-060-04	47-071-08	47-080-42	47-410-02
47-060-05	47-071-09	47-090-01	47-410-03
47-070-01	47-071-10	47-090-02	47-410-04
47-070-02	47-071-11	47-090-03	47-410-05
47-070-03	47-071-12	47-090-04	47-410-06

ATTACHMENT C AREA PLAN REFERENCES

Pacific Group in association with the Synthesis Design Group. 2004. Economic Development Study for Donner Summit. June 2004.

Conservation Biology Institute. 2012. Conservation Blueprint for the Donner Summit Royal Gorge Property. Prepared for Sierra Watch. September 2012.

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2016. Donner Summit Area Association. Retrieved from <http://donnersummitareaassociation.org>

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2016. Donner Summit Historical Society. Retrieved from <http://www.donnersummithistoricalsociety.org>

2016. On the Summit. Retrieved from <http://onthesummit.net/wordpress>

Lindstrom, Ph.D. 2010. Heritage Resource Inventory Donner Summit Public Utility District (DSPUD) Wastewater Treatment Plan Upgrades and Expansion. Prepared for ECO:LOGIC Engineering Stantec, September 23, 2010.

2007. Donner Summit Visioning and Planning Resident Survey

2008. Community Prosperity Summit.

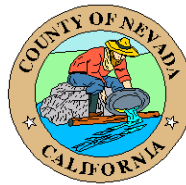
Community Action Plan prepared by McCammant and Durrett Architects, December 2006

Mixed Use Development Study, funded by CDG Funds accepted by County Resolution 05-479

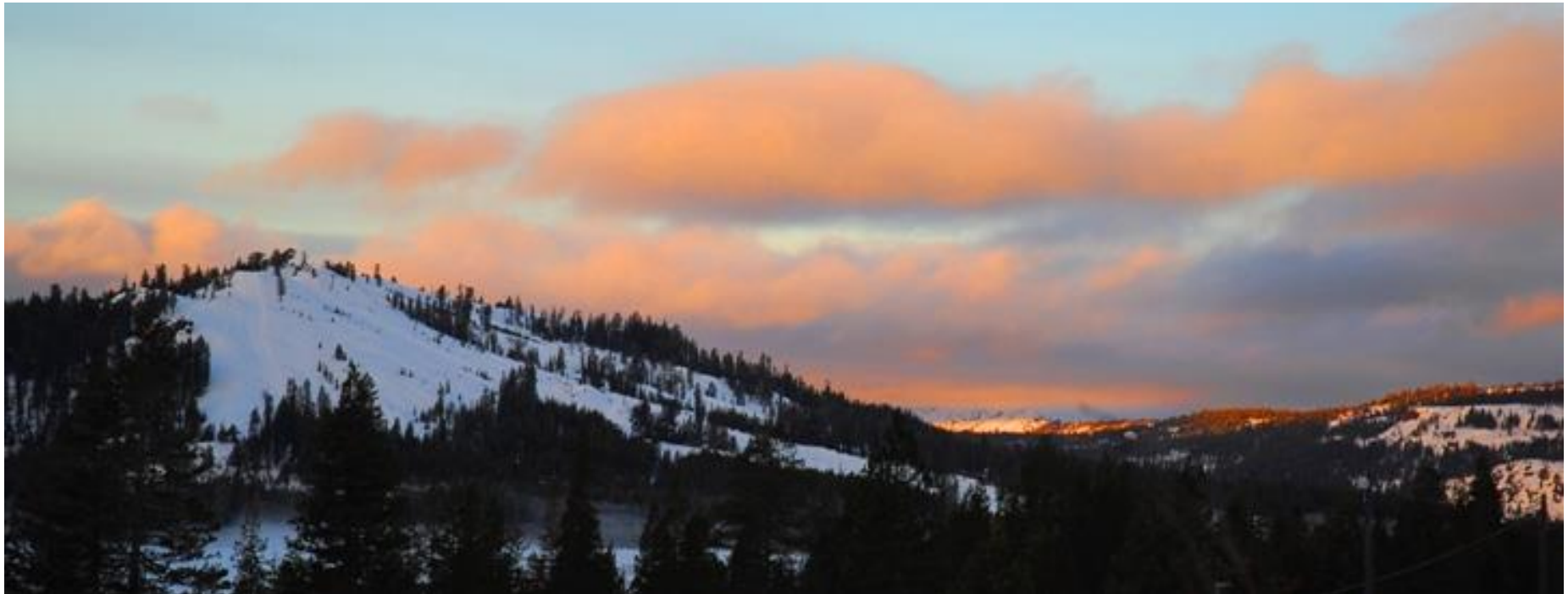
Building Vibrant Communities Handbook, Sierra Business Council. 2005. <http://sbccouncil.org/Publications/Mixed-Use-Handbook>

Sierra Business Council, Planning for Prosperity

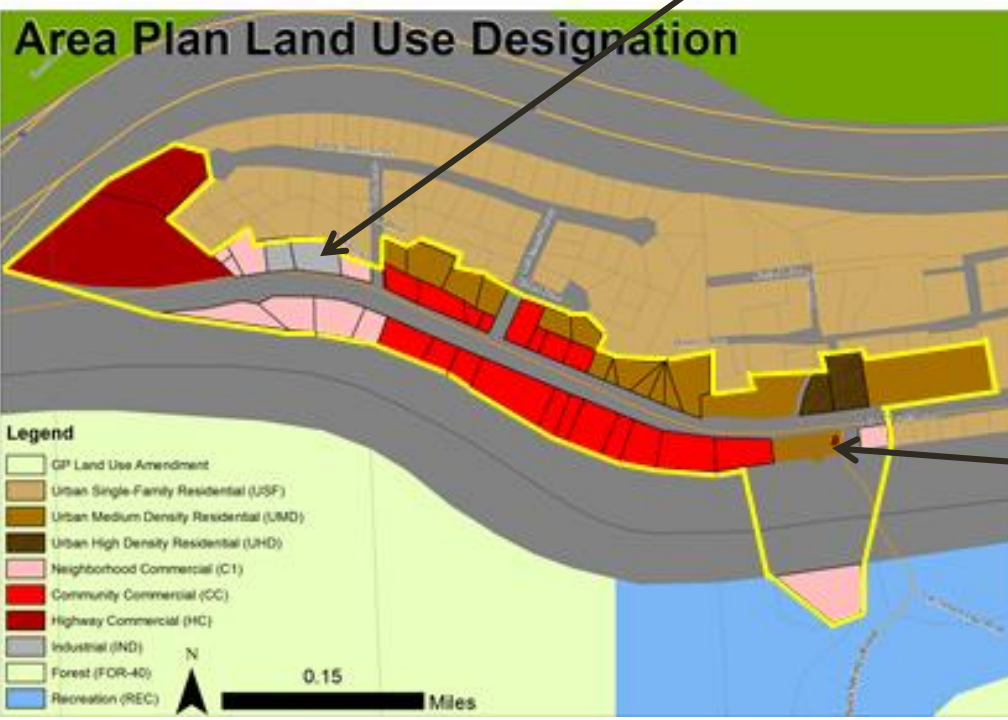
Area Plan Content

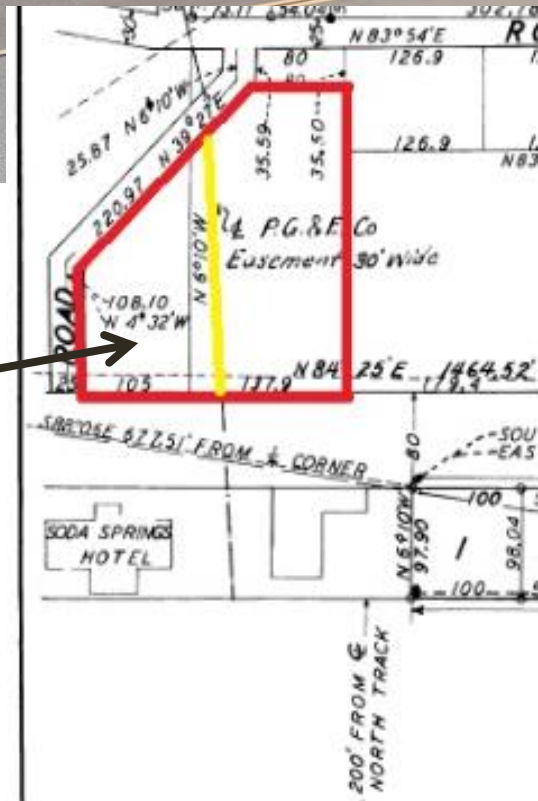
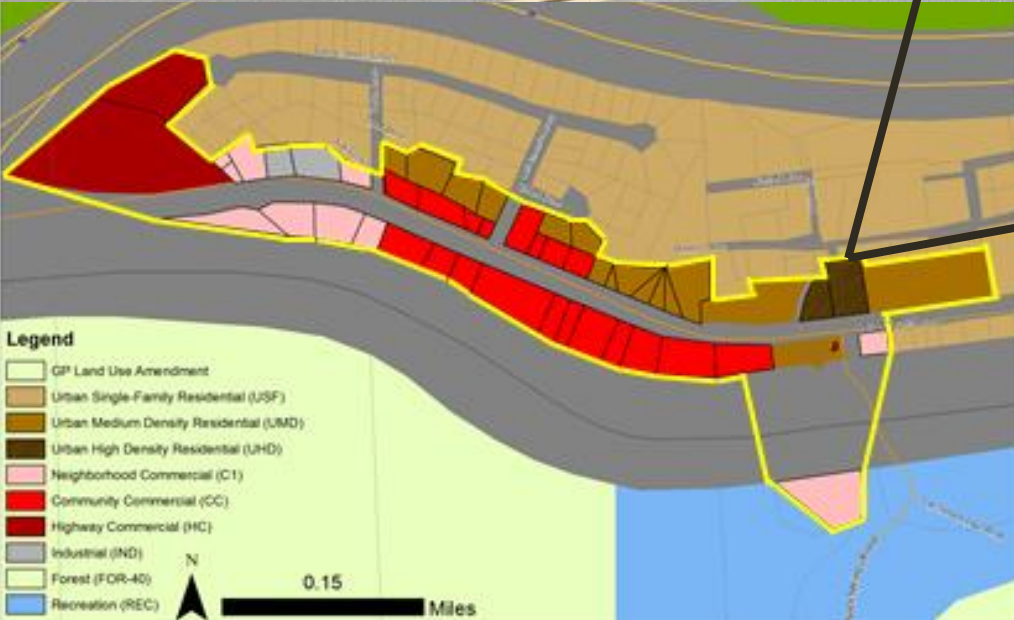


- Adds Goals and Policies specific to Donner Summit
- Land Use Map amendments and Rezoning
- “RC” Rural Center - Flexible Design
- “SP” Site Performance - Community Character











RC Combining District

- **New Construction on Vacant Lands**
- **Community Development Flexible Design Standards**
- **Housing Density Standards**
- **Permissible Agricultural Uses**



RC Combining District

- **New Construction on Vacant Lands**
 - Protect existing natural features
 - Earthtone exterior building colors and materials
 - Provide adequate snow storage areas
 - Utilize native vegetation
 - Preserve public views from Donner Pass Road
 - Site design solar exposure, climate, noise, safety
 - Water efficient appliances



RC Combining District

- **Community Development Flexible Design Standards**
 - Open space reduction for mixed-use w/ landscaping
 - Encourage Gateway signage complements nature & history
 - Allows for up to 50% offsite parking
 - Limited commercial activities non-conforming residences
 - Establishes shipping container storage standards (*SP*)
 - Wildlife secure garbage facilities (*SP*)
 - Establishes snow equipment & outdoor material storage screening requirements (*SP*)



RC Combining District

- **Housing Density Standards**
 - Mixed-use in C1 & C2 maximum residential density 6 units/acre
 - Multi-family R2 is eligible for at least 2 units density subject to zoning compliance
- **Permissible Agricultural Uses**
 - Farmer's Markets and Farm Stands

RC Combining District



SP Combining District



8/25/16 Planning Commission

More Discussion Regarding:

- Public Restrooms and Economic Development
- Equestrian Opportunities on Donner Summit
- Uncertain Future of Lake Van Norden





Recommendation

1. Adopt the Negative Declaration for the SSAP (EIS14-004)
2. Approve the General Plan amendments to adopt the SSAP (GP14-003)
3. Approve the General Plan Land Use Map designations for the SSAP (GP16-004)
4. Approve the Zoning District Map (ZDM) amendments adding the “RC” and the “SP” Combining Districts zoning to parcels in the Soda Springs Rural Center for the SSAP (Z16-005)
5. Approve the Zoning Ordinance amendments to adopt the SSAP Flexible Design & Development Standards (ORD14-002)
6. Close Board Order BO-14-02