

**COMMUNITY DEVELOPMENT AGENCY  
NEVADA COUNTY PLANNING DEPARTMENT**

950 Maidu Avenue, Suite 170  
Nevada City CA 95959-8617  
Fax No. (530) 265-9851

**EARLY CONSULTATION/PROJECT DESCRIPTION**

**DATE:** January 03, 2012

**TO:** Nevada County DPW  
Dept of Sanitation  
Environmental Health Dept  
Truckee Fire Protection Dist  
Donner Summit PUD  
N. Sierra Air Quality Mgt Dist  
\*SPO/FALUC  
CA Fish & Game Dept  
CV Water Quality Control Board

Native American Heritage Commission  
Placer County Planning  
Waldo Walker-Native Americans  
\*Donner Summit Area Association  
\*Serene Lakes Property Owners Assoc  
\*Ted Owens, Dist V Supervisor  
\*Sierra Nevada Group/Sierra-Truckee  
\*Principal Planner

This project is being distributed to you for your review and comment. Your comments, recommended mitigation measures, and/or conditions, must be received, *in writing*, no later than **January 19, 2012**, including an indication as to whether an Environmental Impact Report is needed. In addition to sending a hard copy, please e-mail in MS Word 6.0, to the Project Planner listed below. If you need additional information to complete your review, please contact the Project Planner before the comment deadline. *County staff will meet to discuss project issues on January 11, 2012, and would appreciate advance notice of any concerns you may have prior to receiving your written comments.*

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**PROJECT:** Use Permit proposing to re-establish a 13-space RV Park at the Soda Springs Market site. A Management Plan is proposed to address the potential impacts to the 100-ft riparian buffer zone from the Yuba River.

**LOCATION:** 21719 Donner Pass Road, Soda Springs

**APPLICANT(S)':** Rob Wood, SCO Planning, Engineering & Surveying

**OWNER(S)':** Shatterhand Holdings, LLC

**ASSESSOR'S PARCEL No's.:** 47-102-06 & 47-102-13

**FILE No's.:** U11-009, MGT11-013; EIS11-016

**General Plan:** HC

**GP Region/Center:** Soda Springs

**Zoning:** CH

**FEMA Panel #** 0500 Zone D

**ZDM #:** 114

**Parcel Size:** 1.02 acre(s)

**Farmland Map Designation:** Not Mapped

**Water:** Donner Summit PUD

**Sewage:** Donner Summit PUD

**Fire:** Truckee

**Schools:** Tahoe -Truckee Unified

**Recreation:** Truckee-Donner

**Sup. District:** V

**Date Filed:** 12/22/11

**Receipt No.:** 61000016026

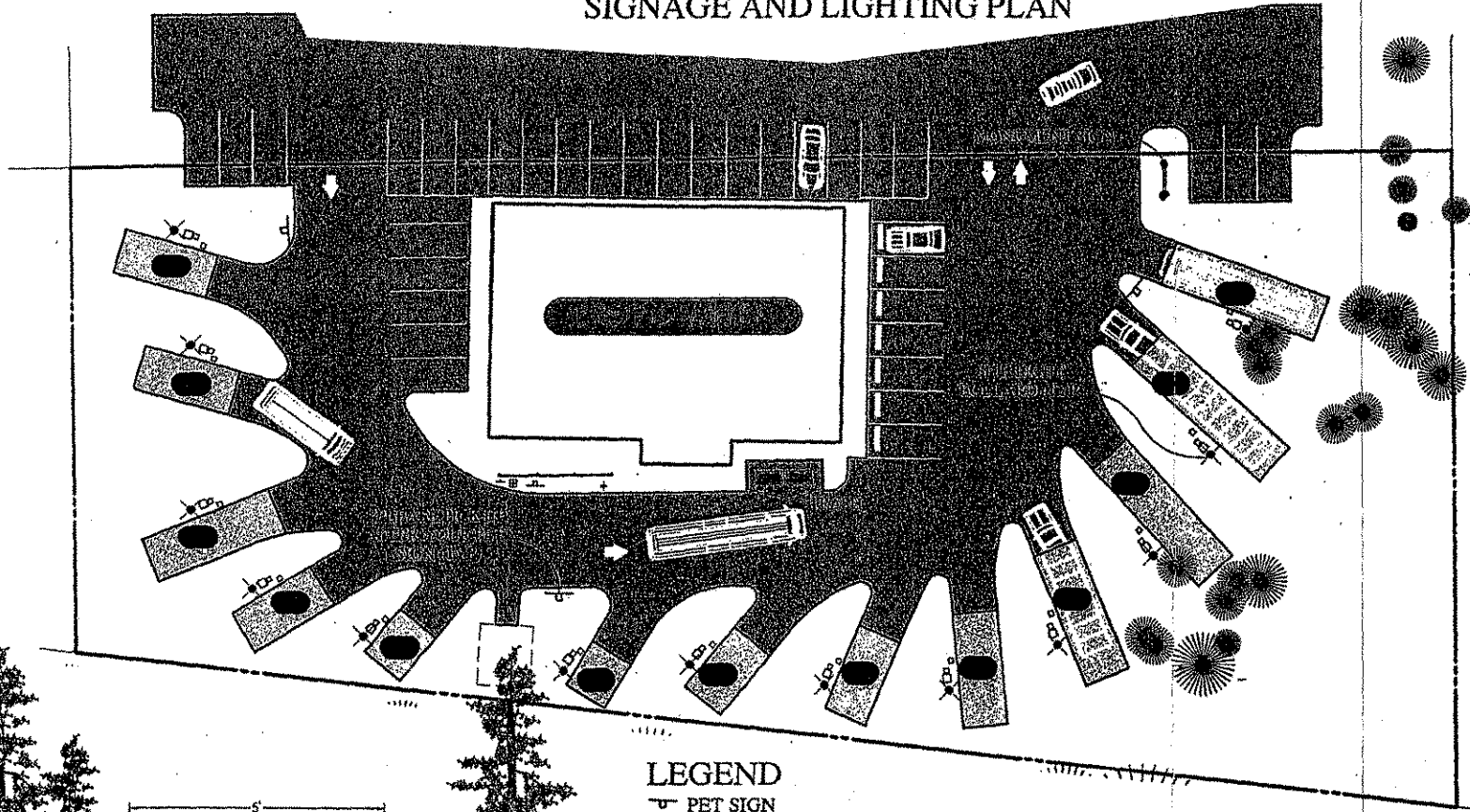
**Prev. File No.s:** Z08-002, ORD08-008, ORD08-009, DP08-002, FM08-001

**PROJECT PLANNER:** Tod Herman, Senior Planner; (530) 265-1257

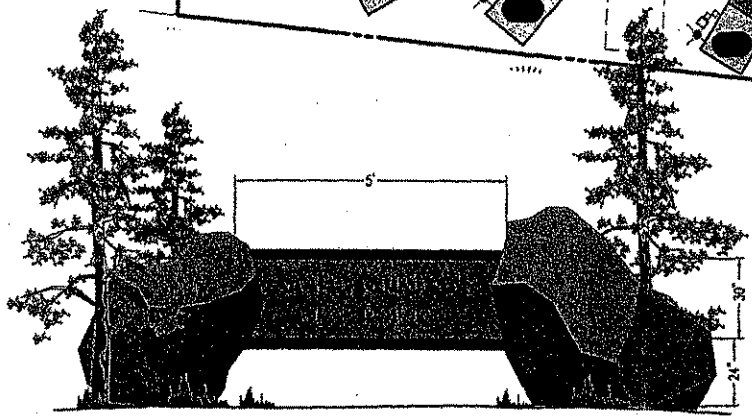
**Email:** [tod.herman@co.nevada.ca.us](mailto:tod.herman@co.nevada.ca.us)

# SODA SPRINGS MARKET RV PARK

## SIGNAGE AND LIGHTING PLAN



SCALE 1"=30'  
 DATE: 12-20-11  
 SCO JOB# 201108



MONUMENT SIGN DETAIL

**LEGEND**  
 ▽ PET SIGN  
 X BOLLARD LIGHT FIXTURE



PET SIGN DETAIL



TYPICAL LIGHT BOLLARD 1



TYPICAL LIGHT BOLLARD 2



PLANNING  
 ENGINEERING  
 & SURVEYING  
 140 Linton Dr, Suite 240  
 Grass Valley, CA 95945  
 530-272-8841 phone  
 530-272-6800 fax

**Project Description**  
**Soda Springs Market RV Park**

Shatterhand Holdings, LLC, is proposing to re-establish the existing Recreational Vehicle (RV) Park historically operated on 1.28 acres of land, commonly known as the Soda Springs Market. The RV Park is located in the Soda Springs area within Nevada County and consists of two parcels (APN's 47-102-06 & 47-102-13), with the existing market located at 21719 Donner Pass Road. The property is developed with an existing mixed use retail facility consisting of the Soda Springs Market, US Post Office, Real Estate Office, Café, Property Management Office and some residential units in the upper portion of the building. A paved parking area surrounds the building and at the outer edge of that pavement, 15 RV utility pedestals (7 doubles & 1 single) exist to serve the RV and trailer sites.

The RV use of the property has occurred off and on over the past 30+ years. Originally, the RV sites were utilized to accommodate employees working construction on I-80 which later transitioned into a broader public use. Attached you will find three letters from long time residents of the Soda Springs area as well as the current owner of the General Store. These references indicate the historical use of the site for camping and RV purposes. Over the past few years, the utility pedestals have dilapidated and need to be upgraded/replaced. Shatterhand Holdings, LLC, is proposing to redevelop the RV site by installing 13 new utility tree pedestals and removing the existing 15 services. Utility pedestals will include electrical, water and sewer connections for each of the new/relocated RV sites. Seven of the sites (1-4 and 11-13) can accommodate full sized RV's. The six remaining sites are smaller in size and can accommodate smaller RV, class C types and/or vehicles with RV trailers. A new joint utility trench proposed in the driveway will replace the existing utilities lines in the parking area and driveway will be repaved. A new pavement apron will be added for each RV site. The remaining portion of the RV pad will be compacted aggregate base. The existing storage shed (~300 sq. ft.) will be remodeled to house the electrical panel, laundry and restroom facilities.

The property is zoned CH, Commercial Highway. That zoning classification allows RV parks with a maximum density of 10 units per acre. The proposed new design is consistent with the past use and also conforms to the density limitation in the County's Zoning Ordinance.

The property is served electricity from Pacific Gas and Electric, water and sewer from the Donner Summit Public Utility District and fire protection from Truckee Fire Protection District. The operation of the RV facility would be in conjunction with the Soda Springs Market and access would be restricted to reservations with a per night fee.

As part of the Use Permit application, please find attached the following:

- The proposed development plan showing the relocation of 13 RV sites.
- An "Existing Conditions" exhibit map that shows the location of the existing utility pedestals, Soda Springs Market, parking area and site photos.