

EXHIBIT F

LAND USE

CHAPTER VII STREET ADDRESSING AND NAMING

SECTION 1 UNIFORM SYSTEM FOR ADDRESSING

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Sec. L-VII 1.1 Purpose and Intent

It is the purpose and intent of this Section to provide a uniform and consistent system of numbering primary buildings and properties within the unincorporated County to facilitate the location of property for emergency service providers, property identification and mail service purposes. (Ord. 2474. (01/14/2020).)

Sec. L-VII 1.2 Uniform System Established

There is hereby established a uniform system for numbering all separate buildings developed on land and all primary and secondary houses fronting on all streets, avenues and public ways in the unincorporated area of the County of Nevada. All such buildings shall be numbered in accordance with the provisions of this Chapter. (Ord. 2474. (01/14/2020).)

Sec. L-VII 1.3 Base Lines Established and Numbering Relative Thereto

For the purpose of this Section, there are hereby established base lines for the numbering of buildings for the western and eastern parts of the County of Nevada.

All numbering shall commence and increase in magnitude to the north, south, east and west of the intersection of the base line.

A. WESTERN NEVADA COUNTY

1. State Highway 49 shall constitute the north/south base line and roads extending east and west of that highway shall carry address numbers indicating location east or west of that base street.

2. State Highway 20 shall constitute the east/west base line and roads extending north and south of that highway shall carry address numbers indicating location north and south of the base street.

B. EASTERN NEVADA COUNTY

1. State Highway 267 and State Highway 89 (north of Interstate 80) shall constitute the north/south base line for numbering.

2. Donner Pass Road from Soda Springs to Bridge Street in downtown Truckee shall constitute the east/west base line. (Ord. 2474. (01/14/2020).)

Sec. L-VII 1.4 Addresses Assigned

A. The numbering of all buildings or parcels on each street shall begin at the base line. All numbers shall be assigned on the basis of one thousand numbers per mile, or one number for every 5.28 feet.

B. All address numbers assigned within the unincorporated portion of the County shall consist of five digits except as exempted in Section 1.5 of this Chapter.

C. All buildings on the south and east sides of a street shall bear odd numbers. All buildings on the north and west sides of each street shall bear even numbers.

D. Addresses shall be assigned on the basis of the driveway access location.

E. Where any building has more than one entrance serving separate occupants, separate numbers shall be assigned to each entrance serving a separate occupant.

F. Where only one number can be assigned to any house or building, and the owner, occupant or agent of such building desires distinctive numbers for any portion of the building fronting on any street or public way, suffixes (A), (B), (C), etc., may be assigned.

G. The Planning Department shall be responsible for the assigning of address numbers within the unincorporated territory of the County of Nevada. (Ord. 2474. (01/14/2020).)

Sec. L-VII 1.5 Exemptions of Certain Communities and Developments

The Board of Supervisors may recognize communities or developments having established separate and distinct numbering systems and, upon a majority vote, may authorize alternative numbering systems for such communities or developments. (Ord. 2474. (01/14/2020).)

Sec. L-VII 1.6 Address Standards

A. Address identification shall be provided pursuant to the Cal. Code Regs. Tit. California Fire Code, Part 9, Chapter 5 Fire Service Features, Section 505 Premises Identification.

B. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property.

C. Address numbers shall be Arabic numerals or alphabetical letters. Numbers shall not be spelled out.

D. All address signs shall have minimum four (4) inch high numerals with a minimum one-half (1/2) inch stroke and be mounted or placed on a background with contrasting colors.

E. Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response.

F. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure.

G. Where multiple addresses are required at a single driveway, they shall be mounted on a single sign or post.

H. Where a road provides access solely to a single commercial or industrial business, the address sign shall be placed at the nearest road intersection providing access to that site, or otherwise posted to provide for unobstructed visibility from that intersection.

I. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter, as provided in Sec. 1.7 below. (Ord. 2474. (01/14/2020).)

Sec. L-VII 1.7 Posting Required for Building Permits

All new building permits of any kind will require the posting of street signs in accordance with Section two (2) of this Chapter, and addresses in the following manner:

A. The address shall be posted at the building site as part of the framing inspection, and on the main building or on the property in the vicinity of the main building prior to final inspection.

B. If the structure and/or address sign is not visible from the driveway intersection with the access road, the number shall be posted at that intersection. When posted at the driveway intersection it shall be visible from both directions of travel. Address signs for one-way roads shall be visible from the direction of travel. (Ord. 2474. (01/14/2020).)

Sec. L-VII 1.8 Duty of Property Owner

In order to preserve the continuity and uniformity of numbering of houses, buildings and structures, it shall be the duty of the owner or thier agent to procure the correct number or numbers for such property, as designated by the County Planning Department or responsible agency. Once assigned, they shall be installed and

maintained pursuant to the standards contained in Sections 1.6 and L-VII1.7 of thisSection. (Ord. 2474. (01/14/2020).)

Sec. L-VII 1.9 Penalty for Failure to Post Addresses

Any person, whether as principal, agent or employee, failing or refusing to display proper numbers after notice of such has been given in accordance with this Section, or willfully displaying or permitting to be displayed any improper number after aforesaid notice shall be subject to an infraction pursuant to the provision contained in this Code. (Ord. 2474. (01/14/2020).)

EXHIBIT F

LAND USE

CHAPTER VII STREET ADDRESSING AND NUMBERING

SECTION 2 UNIFORM SYSTEM FOR ROAD NAMING

Sections:

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Sec. L-VII 2.6 Changing a Road Name

Sec. L-VII 2.1 Purpose and Intent

The purpose and intent of this Section is to provide a uniform system for the naming of public and private roads within the County of Nevada consistent with road naming standards of the incorporated cities and town located within the County of Nevada. This Chapter is intended to provide clarification of road naming policies and procedures and to assist emergency providers in locating properties. (Ord. 2474. (01/14/2020).)

Sec. L-VII 2.2 Definitions

A. Driveway: Vehicular access constructed pursuant to, Fire Safety Regulations, of this Code that serves no more than two (2) parcels with no more than two (2) dwelling units on each and any number of accessory buildings.

B. Public Road Vehicular access constructed pursuant to Fire Safety Regulations that serves more than two (2) parcels or connects two (2) or more roads, whether providing access or not, and is within the County maintained road system.

C. Private Road: Vehicular access constructed pursuant to Fire Safety Regulations, of this Code that serves more than two (2) parcels or connects two (2) or more roads,

whether providing access or not, and is not within the County maintained road system.

D. Standard Drawings: The latest edition of the Nevada County Standard Drawings kept on file in the Department of Public Works and adopted by a Resolution of the Nevada County Board of Supervisors. (Ord. 2474. (01/14/2020).)

Sec. L-VII 2.3 Uniform System Established

A. The County Planning Department shall maintain records of all public and private roads within the County and shall process such names in accordance with procedures established in this Chapter.

B. The Planning Commission of the County shall report and recommend to the Board of Supervisors the naming of new County-maintained roads within the County.

C. Tentative maps approved by the Planning Agency shall contain conditions of approval which require the naming and posting of new roads, pursuant to the provisions established for the naming of roads in this Chapter.

D. All Roads as defined above shall be named. (Ord. 2474. (01/14/2920).)

Sec. L-VII 2.4 Road Naming Standards

A. Road names should be no longer than fourteen (14) letters (exclusive of street, avenue, road, etc.) and preferably in one word.

B. Road names shall have simple spelling and easy pronunciation.

C. Numbers or letters used as road names are to be avoided.

D. Inappropriate or offensive names will not be permitted.

E. Road names identical, or sounding similar (“Karry” and “Carrie”), to others within the County will not be permitted.

F. Road names will be deemed duplicates even if they have a different suffix such as boulevard, lane, avenue, street, etc.

G. Road names which would be geographically misleading in regards to physical location, place or landmark are to be avoided (i.e., Lakefront Drive should be located along a lake front).

H. A road having a continuous alignment shall bear the same name.

I. Road extensions shall bear the same name as the existing road.

J. Roads intersecting each other or forming an angle of less than 110 degrees shall generally have different names.

K. Prefixes such as north and south, east and west, upper and lower, etc., should be avoided.

L. Dead end roads or cul-de-sacs that are less than 800 feet shall be known as "Courts" or "Places."

M. All roads which come off a named road and re-access onto that named road may be known as "Loops" or "Circles." (Ord. 2474. (01/14/2020).)

Sec. L-VII 2.5 Posting of Named Roads

A. County maintained roads shall be posted by the Department of Public Works, pursuant to the County's Standard Drawings.

B. It shall be the responsibility of the property owner(s) to post non-County or State-maintained road names.

C. Road name signs shall be located so as to be visible from the street. Such signs shall be located at the convergence of the road with another named road. Posts shall be set six (6) to twelve (12) feet off the traveled way or two (2) feet from curb or dike face. The base of the street sign shall be a minimum of seven (7) feet above the plane level with the edge of the traveled way.

D. All non-County or non-State-maintained roads/driveways requiring a name shall be posted as a requirement of the issuance of any building permit for any use taking access from that road/driveway.

E. All addresses and road name signs shall be inspected for proper installation at the framing inspection of the subject building permit by the Building Inspector. The type, style and size of the private road name signs shall be in accordance with the County's Standard Drawings.

F. As a condition of approval of any tentative map, a road or driveway providing access to two or more lots shall be named and posted prior to map recordation.

G. Where two (2) to four (4) existing lots are served by an existing, common road or driveway identification may be provided by one of the following methods:

1. Name and post the access driveway or road, or
2. Post the addresses for all lots at the common intersection of the driveway and the road providing access to said driveway. (Ord. 2474. (01/14/2020).)

Sec. L-VII 2.6 Changing a Road Name

A. County road name changes shall require a public hearing before the Planning Commission.

B. Non-County road name changes shall be reviewed and approved by the Planning Department.

C. Any decision of the Planning Department or Planning Commission may be appealed to the Board of Supervisors pursuant to this Code.

D. A road name change may be approved for any of the following reasons:

1. An existing road name is a duplication of another road name within either the Eastern or Western portion of the County.

2. The location or direction of a named road changes or is shown incorrectly on County maps.

3. An existing road name is determined to be contrary to road naming procedures established in this Chapter. (Ord. 2474. (01/14/2020).)