

EXHIBIT C

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“Sec. L-XVI 1.2 Definitions

- A. ACCESSORY BUILDING: Any building used as an accessory to residential, commercial, recreational, industrial or educational purposes as defined in the California Building Code, 1989 Amendments, Chapter II, Group M, Division 1, Occupancy that requires a building permit.
- B. AGRICULTURE: Land used for agricultural purposes as defined in a local jurisdiction’s zoning ordinances.
- C. ALL WEATHER SURFACE: An asphalt or concrete surface designed and certified by a registered professional engineer to carry the imposed weight load of a legally loaded 40,000 pound vehicle. (Ord. 2323)
- D. BUILDING: Any structure used or intended for supporting or sheltering any use or occupancy that is defined in the California Building Code, 1989 Amendments, Chapter II, except Group M, Division 1, Occupancy. For the purposes of this Article, building includes mobile homes and manufactured homes, churches and day care facilities. (Ord. 2323)
- E. CAL FIRE: California Department of Forestry and Fire Protection. (Ord. 2323)
- F. DEFENSIBLE SPACE: The area within the perimeter of a parcel, development, neighborhood or community where basic wildland fire protection practices and measures are implemented, providing the key point of defense from an approaching wildfire or defense against encroaching wildfires or escaping structure fires. The perimeter, as used in this Chapter, is the area encompassing the parcel or parcels proposed for construction and/or development, excluding the physical structure itself. The area is characterized by the establishment and maintenance of emergency vehicle access, emergency water reserves, street road names and building identification, and fuel modification measures.
- G. DEVELOPMENT: As defined in Section 66418.1 of the California Government Code.
- H. DIRECTOR: The Director of the Department of Forestry and Fire Protection or his/her/their designee.
- I. DRIVEWAY: A vehicular access that serves ~~no more than~~up to two (2) parcels with no more than two (2) dwelling-residential units ~~on each~~, and any number of ~~accessory non-commercial or industrial~~ buildings on each parcel.
- ~~J. DWELLING UNIT: Any building or portion thereof which contains living facilities for not more than one family, including provisions for sleeping, eating, cooking and/or sanitation.~~
- KJ. EXCEPTION: As alternative to the specified standard, requests by the applicant that may be necessary due to health, safety, environmental conditions, physical site limitations or other limiting conditions such as recorded historical sites to provide mitigation of the problem.
- KL. FIRE VALVE: See hydrant.
- ML. FUEL MODIFICATION AREA: An area where the volume of flammable vegetation has been reduced, providing reduced fire intensity and duration.

- M. GATE: A means of vehicular entrance or exit to a parcel or dwelling, including an opening in a wall, fence, or driveway abutments. A security gate is defined as a gate that is manually or electronically secured.
- N. GREENBELT: A facility or land use, designed for a use other than fire protection, which will slow or resist the spread of a wildfire. Includes parking lots, irrigated or landscaped areas, golf courses, parks, playgrounds, maintained vineyards, orchards or annual crops that do not cure in the field.
- O. HAMMERHEAD/T: A ~~roadway~~ road or driveway that provides a “T”-shaped, three-point turnaround space for emergency equipment, being no narrower than the road that serves it.
- P. HYDRANT: A valved connection on a water supply ~~/or~~ storage system having at least one two-and-a-half (2½) 2-1/2-inch outlet with a cap for pressurized systems or a four and a half (4½) inch to two and a half (2½) inch reducer with a cap. Outlets shall be outlet with male American National Fire Hose Screw Threads (NH) used to supply fire apparatus and hoses with water.
- Q. LOCAL JURISDICTION: Any county, city/county agency or department or any locally authorized district that issues or approves building permits, use permits, parcel maps or tentative parcel maps or has authority to regulate development and construction activity.
- R. OCCUPANCY: The purpose for which a building, or part thereof, is used or intended to be used.
- S. ONE-WAY ROAD: A minimum of one traffic lane width designed for traffic flow in one direction only.
- T. RESIDENTIAL UNIT: Any building or portion thereof which contains living facilities, including provisions for sleeping, eating, cooking and/or sanitation for one or more persons. Manufactured homes, mobilehomes, and factory-built housing are considered residential units for the purposes of mandatory measures required in 14 CCR § 1270.01 (c).
- ~~TU.~~ ~~ROADS, STREETS, PRIVATE LANES:~~ Vehicular access to more than two (2) residential parcels; more than four (4) residential units; or access to any industrial or commercial occupancy. Includes private streets and lanes.
- ~~UV.~~ ROADWAY: Any surface designed, improved, or ordinarily used for vehicle travel.
- ~~VW.~~ ROADWAY STRUCTURES: Bridges, culverts, and other appurtenant structures which supplement the roadway bed or shoulders.
- ~~WX.~~ SAME PRACTICAL EFFECT: As used in this Chapter, means an exception or alternative with the capability of applying accepted wildland fire suppression strategies and tactics and provisions for fire fighter safety including:
1. Access for emergency wildland fire equipment.
 2. Safe civilian evacuation.
 3. Signing that avoids delays in emergency equipment response.
 4. Available and accessible water to effectively attack wildfire or defend a structure from wildfire.

5. Fuel modification sufficient for civilian and fire fighter safety.

~~XY~~. SHOULDER: Roadbed or surface adjacent to the traffic lane.

~~YZ~~. STATE BOARD OF FORESTRY (SBOF): A nine member board, appointed by the Governor, which is responsible for developing the general forest policy of the State, for determining the guidance policies of the Department of Forestry and Fire Protection, and for representing the State's interest in federal land in California.

~~ZAA~~. STATE RESPONSIBILITY AREAS (SRA): As defined in Public Resources Code Sections 4126-4127.

~~AABB~~. STRUCTURE: That which is built or constructed, an edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner.

~~BBCC~~. SUBDIVISION: As defined in Section 66424 of the Government Code.

~~CGDD~~. TRAFFIC LANE: The portion of a roadway that provides a single line of vehicle travel.

~~DDEE~~. TURNAROUND: A roadway, unobstructed by parking, which allows for a safe opposite change of direction for emergency equipment. Design of such area may be a hammerhead/T or terminus bulb.

~~EEFF~~. TURNOUTS: A widening in a roadway or driveway to allow vehicles to pass. Minimum twelve (12) feet wide and thirty (30) feet long ~~plus 10' wide~~ with a twenty-five (25) foot taper on both ends.

~~FFGG~~. VERTICAL CLEARANCE: The minimum specified height of a bridge or overhead projection above the roadway.

~~GGHH~~. WILDFIRE: As defined in Public Resources Code Sections 4103 and 4104."

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"Sec. L-XVI 2.9 Maintenance of Defensible Space Measures

To ensure continued maintenance of properties in conformance with these standards and measures and to assure continued availability, access, and utilization of the defensible space provided for in these standards during a wildfire, provisions for continued annual maintenance shall be included in the development plans and/or shall be provided as a condition of the permit, parcel or map approval, in an emergency access covenant or similar binding agreement. The persons or entity responsible for maintenance must be designated in the development plans. (Ord. 1734)"

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"Sec. L-XVI 3.2 Private Driveway Construction Standards

All newly constructed single-family residences shall be served by a driveway. Any subdivision proposing that two (2) lots be served by a common driveway shall have the driveway constructed prior to the map recordation. The driveway shall meet the following construction standards as administered by the Building Department through a driveway permit when a grading permit is not applicable. ~~Standards do not apply to driveways that are less than fifty (50) feet or less in length.~~

A. Driveway Grade.

1. Below 4,000 feet elevation, driveway grade shall not exceed ~~20~~16% unless a Petition for Exceptions is supported by the County Fire Marshal or his or her appointed designee and granted by the planning agency having jurisdiction over the land use entitlement. Notwithstanding Sec. L-XVI 2.6, Exceptions to Standards, there shall be no exceptions granted for grades in excess of 25%.
 2. At or above 4,000 feet elevation, driveway grade shall not exceed 16% maximum. Notwithstanding Sec. L-XVI 2.6, Exceptions to Standards, there shall be no exceptions granted for grades in excess of 16% where elevations range above 4,000 feet.
- B. Driveway Surface.
1. Driveway surfaces shall be capable of supporting a 40,000 pound legally-loaded vehicle as outlined below:
 - a. Driveways and segments thereof that are between 0% and 16% grade shall be capable of supporting a 40,000 pound legally loaded vehicle as certified by a registered civil engineer, or a minimum of four (4) inch Class II aggregate base.
 - b. Driveways and segments thereof that are 16.1% grade and above, shall be designed and certified by a registered civil engineer. Prior to foundation inspection, the engineer shall provide stamped and signed written verification to the County Fire Marshal or his or her appointed designee that the rough grade complies with the site plan. Prior to, or concurrent with, final inspection, the engineer shall provide stamped and signed written verification that the final driveway complies with the site plan.
 2. Driveways between 16.1% and 20.0% grade shall be engineered with an all-weather surface.
- C. Driveway Design.
1. At least the first thirty (30) feet of the driveway encroachment from the edge of pavement of the primary roadway shall be paved and shall conform to the design standards for driveway encroachments as illustrated in the Nevada County Department of Public Works Standards Drawings, available from the Department of Public Works.
 2. The driveway must be built to within fifty (50) feet of the nearest point of each dwelling unit.
 3. Surface width shall be ten (10) feet minimum with one (1) foot shoulders and fourteen (14) feet unobstructed horizontal clearance for driveway grades up to 16%. For grades between 16.1% and 20%, a twelve (12) foot minimum surface width with additional one (1) foot shoulders is required.
 4. Vertical clearance shall be fifteen (15) feet minimum, measured from the outside edge of the shoulder.
 5. Curve radius shall be fifty (50) feet minimum from centerline. For all driveway radii less than one hundred (100) feet, an additional four (4) feet of surfacing shall be provided on said curves. For all driveway radii between one hundred (100) and two hundred (200) feet, an additional two (2) feet surfacing shall be provided on said curves. All driveways shall also comply with Land Use and Development Code Section L-XVII 3.4.F, Design Geometrics: Curve Widening.
 6. Back-out maneuvering area in front of parking garages and open parking stalls shall be twenty-four (24) feet.
 7. Turnouts and Turnarounds.

- a. For driveways that are three hundred (300) feet or more in length, a turnaround or hammerhead with a maximum grade of twelve (12) percent shall be provided within fifty (50) feet of the dwelling.
 - b. Driveways exceeding one hundred fifty (150) feet in length, but less than eight hundred (800) feet in length, shall provide a turnout near the midpoint of the driveway.
 - c. Driveways exceeding eight hundred (800) feet shall provide turnouts no more than four hundred (400) feet apart.
 - d. Turnaround: The terminus bulb shall have a minimum forty (40) foot radius.
 - e. Hammerhead T: The long axis shall be a minimum of sixty (60) feet and the leg shall be a minimum of forty (40) feet.
 - f. Turnouts shall be a minimum of ~~ten-twelve~~ (4012) feet wide and thirty (30) feet long with a minimum twenty-five (25) foot taper on each end.
8. All bridge and culvert portions of the driveway shall support a 40,000 pound legally loaded vehicle.
 9. Roadside vegetation: A fuel modification area shall be provided for a distance of ~~ten~~ (10) feet on each side of the driveway measured from the shoulder.
 10. All appropriate grading, drainage and erosion control shall be included pursuant to Chapter V of the Land Use and Development Code.
 11. Lateral slopes must be designed and installed to accommodate a minimum 2% and maximum 4% cross slopes, taking topography into consideration. (Ord. 1748; Ord. 1919; Ord. 2323)
- D. Gates on Driveways.
1. Gate entrances shall be at least two feet wider than the width of the traffic lanes serving the gate and shall provide a minimum width of fourteen (14) feet unobstructed horizontal clearance.
 2. All gates providing access from a road to a driveway or another road shall be located at least thirty (30) feet away from the edge of pavement of the primary roadway and shall open to allow a vehicle to stop without obstructing traffic on that primary road. (Ord. 2323)
 3. Security gates shall not be installed without approval of the Fire Marshal's Office of the fire authority having jurisdiction. Where security gates are installed, they shall have an approved means of emergency operation. The security gates and the emergency operation shall be maintained operational at all times."

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“Sec. L-XVI 3.4 Petition for Exception to Driveway Standards

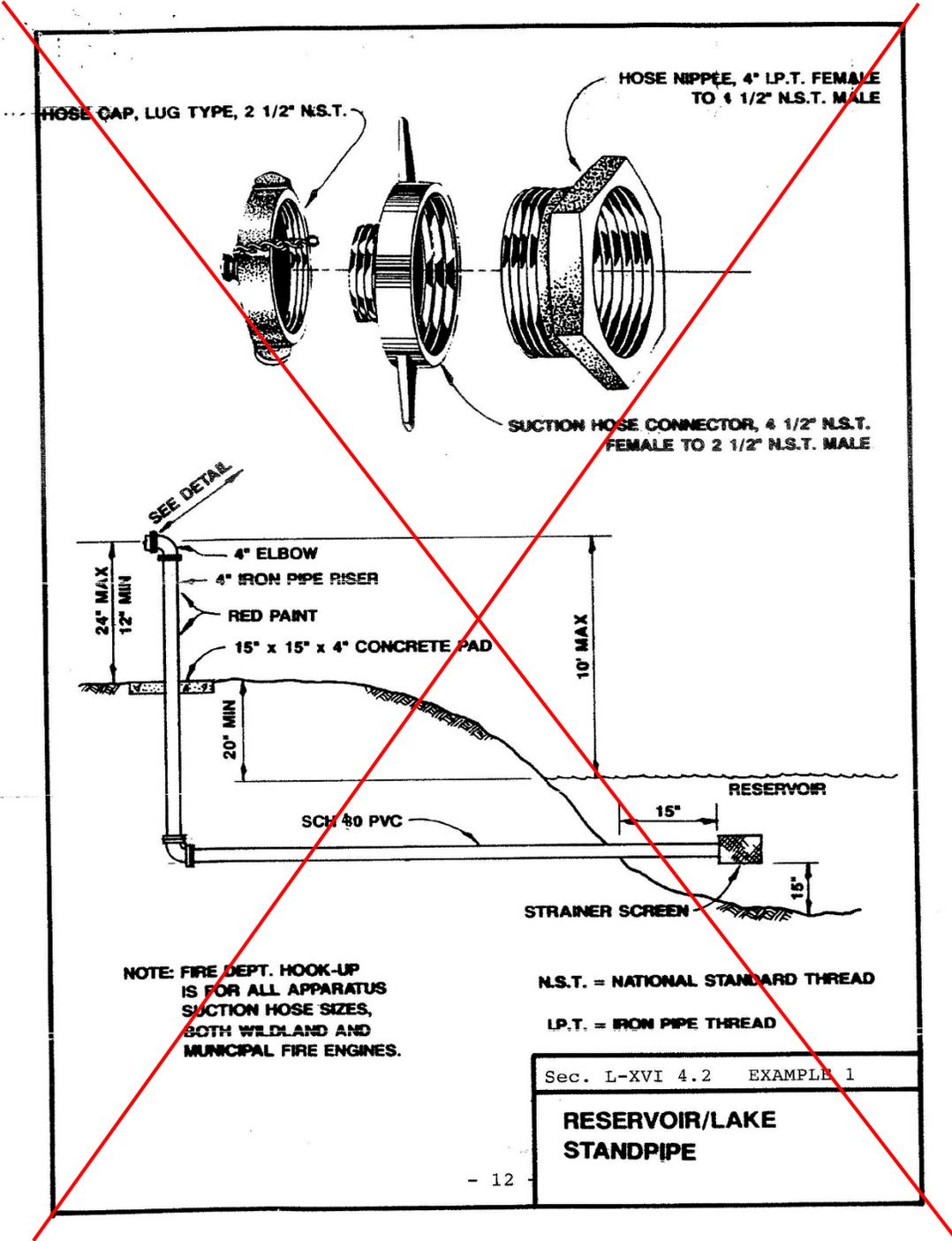
- A. All exceptions or modifications to the Driveway Standards shall be considered by the Planning Director in consultation with the Fire Marshal. The Planning Director shall consider all the facts associated with the requested exception and request mitigations as deemed appropriate by the Planning Director and Fire Marshal. In approving the same, the Planning Director shall find that the mitigations provide the same overall practical effect as strict compliance with the Driveway Standards. In addition, the Planning Director shall make the following findings:

1. That there are special circumstances or conditions affecting said property;
2. That the exception is necessary for the preservation of a substantial property right of the petitioner;
3. That the granting of the exception will not be detrimental or injurious to other property in the territory in which said property is located;
4. That the granting of the exception will not constitute a grant of special privileges inconsistent with the limitations upon similar property; and
5. That the exception will provide the same practical effect of fire protection and is supported by an entity responsible for assuring compliance with Public Resources Code Section 4290 California Code of Regulations Title 14, Division 1.5, Chapter 7 Fire Protection, Subchapter 2, Articles 1-5. (Ord. 2323)”

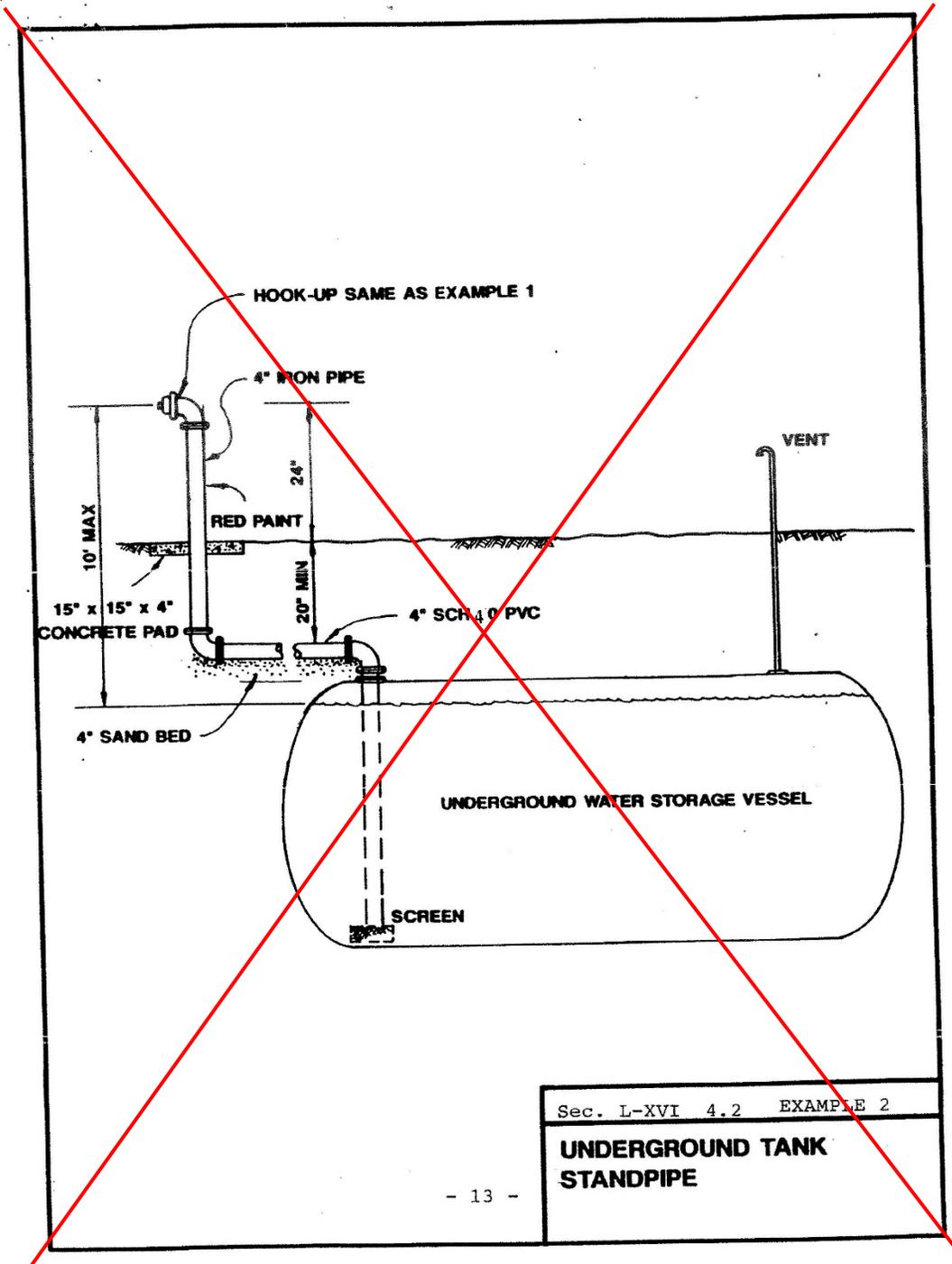
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“Sec. L-XVI 4.2 Application

- A. Subdivisions, Use Permits, Site Plans. The provisions of this Article shall apply when new parcels, use permits or site plans are approved. The water supply shall be available on-site prior to map recordation in the case of subdivisions, or building construction in the case of use permits or site plans.
- B. Remote Single-Family Residential Buildings. The provisions of this Article shall apply when building permits are approved for residential structures that are in excess of eight (8) miles from the closest fire department water tender and which otherwise do not meet the requirements of Sec. L-XVI 4.3. The stored amount of on-site water available for fire protection shall be compliant with the National Fire Protection Association (NFPA) 1142, “Standard on Water Supplies for Suburban and Rural Firefighting.” The minimum amount of stored water required is 2500 gallons and may be higher dependent on the size of the structures to be protected and will be, exclusive of domestic requirements. The water shall be available on-site at the time of the framing inspection. Construction of the water storage facility shall be in compliance with Examples 1, 2 and 3 the drawings kept on file in the Office of the Fire Marshal.



Example 1

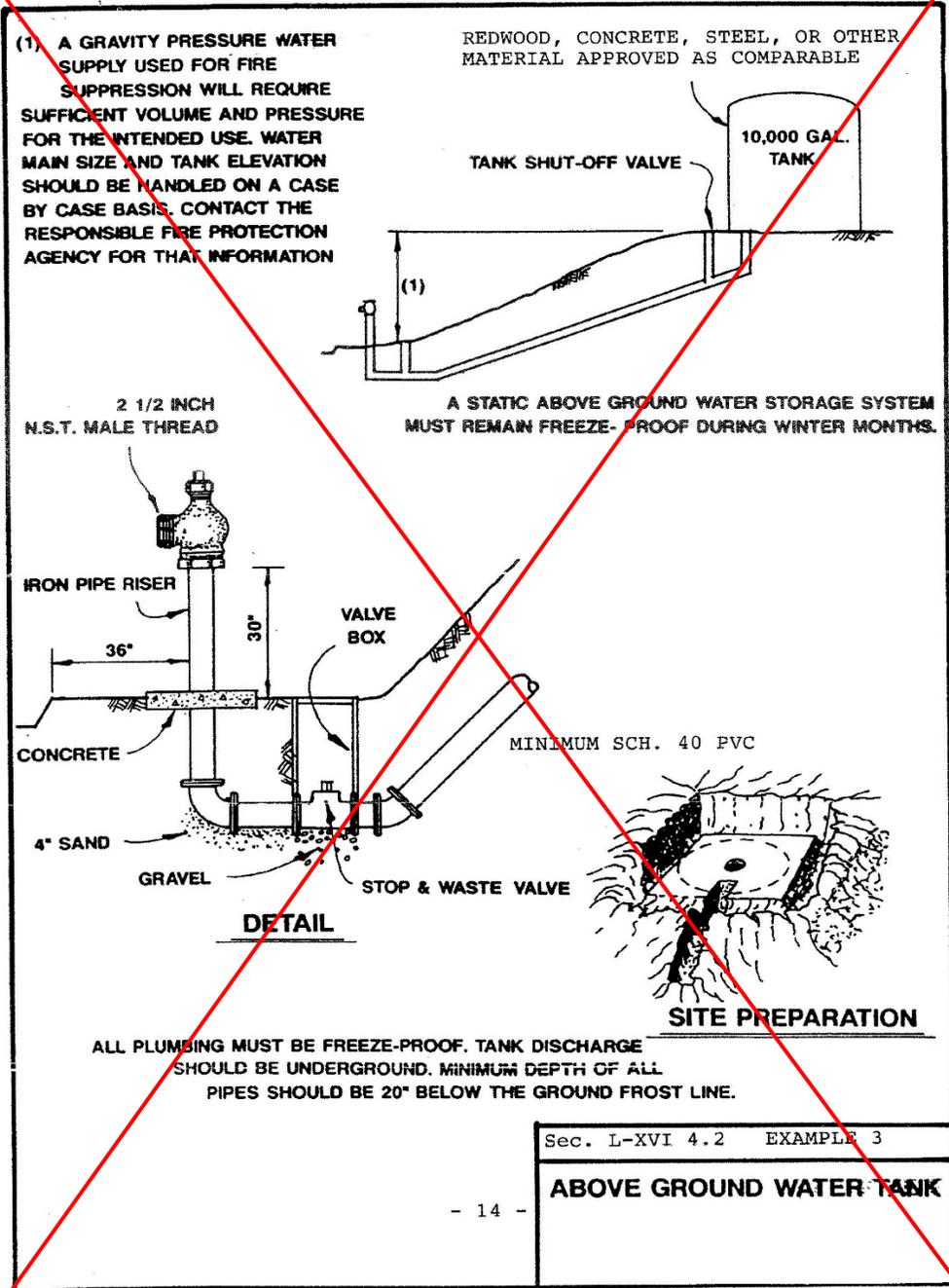


Sec. L-XVI 4.2 EXAMPLE 2

**UNDERGROUND TANK
STANDPIPE**

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Example 2



Example 3

Sec. L-XVI 4.3 General Standards

Each subdivision shall install a water supply system as provided in the following chart. All emergency water to meet fire flow requirements is in addition to the domestic water source.

LAND USE	DENSITY AC/DU	SYSTEM TYPE	FIRE FLOW REQ. (GPM)	HYDRANT SPACING
SINGLE-FAMILY	0-.5	Public (Note 1)	1,000	500
	.5-1.0	Public (Note 1)	500	500
	1.01-1.5	Public (Note 1)	500	1,000
	1.51-3	Public (Note 1)	500	1,000
		Community (Note 2)	500	1,000
	3-5*	Public (Note 1)	500	2,000
		Community (Note 2)	500	2,000
		Class 8 (Note 3)		1 mile
	5+*	Public (Note 1)	500	2,000
		Community (Note 2)	500	1 mile
Class 8 (Note 3)		500	1 mile	
MULTIPLE-FAMILY DWELLINGS		Refer to Sec. 10.301(c) of 1988 Uniform Fire Code		
COMMERCIAL		Refer to Sec. 10.301(c) of 1988 Uniform Fire Code		
INDUSTRIAL		Refer to Sec. 10.301(c) of 1988 Uniform Fire Code		

* NOTE: Subdivisions using Class 8 may require installation of strategic water supply with storage volumes based on the formula for community water systems.

Note 1. PUBLIC WATER SYSTEM - Nevada Irrigation District or other public water purveyor standards.

Note 2. COMMUNITY WATER SYSTEM - Centrally located water storage system maintained by property owners.

In no case shall the water storage quantity be less than 4,000 gallons regardless of the number of parcels served. All such systems shall be designed to avoid contamination of potable water supplies in accordance with Environmental Health Standards.

The minimum water supply shall be determined by using the Formula $Q=1500F$ when Q=quantity of water storage and F=the number of units or parcels served.

Note 3. CLASS 8 - Those areas within a fire jurisdiction where the Insurance Services Office (ISO) has issued a dwelling Class 8 rating. ~~Typically within five miles of a fire station and within eight miles of a water tender,~~ the stored water requirement for fire protection of single-family residences may be waived.

~~In no case shall the water storage quantity be less than 4000 gallons regardless of the number of parcels served. All such systems shall be designed to avoid contamination of potable water supplies in accordance with Environmental Health Standards.~~

The minimum water supply shall be determined by using the Formula $Q=1500F$ when Q=quantity of water storage and F=the number of units or parcels served. (Ord. 1734)

Sec. L-XVI 4.4 Standards for Hydrants/Fire Valves

- A. The hydrant shall be located eighteen (18) inches above grade in a turnout/turnaround or other approved location, not less than fifty (50²) feet from any building. Flammable vegetation shall be removed within eight (8²) feet of the hydrant.
- B. The hydrant shall be: (1) brass or anodized aluminum with two and a half (2-½) inch National Hose male thread with cap for pressure and gravity flow systems and four and a half (4-½) inch National Hose male thread with a four and a half (4½) inch to two and a half (2½) inch National Hose reducer with cap for draft systems; or (2) any hydrant approved by the American Water Works Association. Such hydrants shall be an insulated wet barrel or dry barrel as required by the delivery system. It shall have suitable crash protection if required by the local jurisdiction.
- C. Signing of Water Sources - Each hydrant/fire valve or access to water shall be identified as follows:
 - 1. If located along a driveway, a reflectorized blue marker, with a minimum dimension of three (3) inches shall be located on the driveway address sign and mounted on a fire retardant post, or
 - 2. If located along a street or road, it shall be marked/signed to the satisfaction of the fire agency with fire protection responsibility or the hydrants located along state highways shall be as specified in the State Fire Marshal's Guidelines for Fire Hydrant Markings Along State Highways and Freeways. (Ord. 1734)"

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"Sec. L-XVI 5.3 Fuel Modification/Greenbelts

- A. All structures within the State Responsibility Area are required to comply with the defensible space regulations in California Code of Regulations Title 14, Natural Resources Division 1.5, Department of Forestry and Fire Protection Chapter 7, Fire Protection Subchapter 3, Fire Hazard.
- B. All parcels shall provide a minimum thirty (30) foot setback for all buildings from all property lines and/or the center of a road.
- A-C. When a thirty (30) foot setback is not possible for practical reasons, which may include but are not limited to parcel dimensions or size, topographic limitations, or other easements, the local jurisdiction shall provide for same practical effect, which reduce the likelihood of home-to-home ignition. Same practical effect options may include, but are not limited to, noncombustible block walls or fences; five (5) feet of noncombustible material horizontally around the structure; installing hardscape landscaping or reducing exposed windows on the side of the structure with a less than thirty (30) foot setback; or additional structural hardening such as those required in the California Building Code, California of Regulations Title 24, Part 2, Chapter 7A.

D. As determined by the Director, a fuel modification zone or greenbelt may be required along all or some subdivision exterior boundaries. All subdivisions in excess of ten (10) lots with a density of one residence per 1-1/2 acres or greater shall provide greenbelts or fuel modification areas as a separation between wildland fuels and the lots within the subdivision. In all cases, the minimum width of a greenbelt or fuel modification zone shall be determined by the Director.

E. Depending on the fire hazard severity classification and other factors, those subdivisions providing a greenbelt may reduce or otherwise eliminate the setbacks required in the base zoning district in Chapter II of the Land Use and Development Code requiring thirty (30) feet to interior side and rear yards. The less setbacks provided for may be used in lieu of the thirty (30) feet. Such reduction or elimination of setbacks must be determined as part of the review of the tentative map and shall be incorporated as notes on the final map. (Ord. 1734)”