



ORDINANCE NO. 2474

OF THE BOARD OF SUPERVISORS OF THE COUNTY OF NEVADA

ORDINANCE AMENDING SECTIONS L-II 3.19.1, L-II 3.19.2, L-II 4.2.7, AND L-II 4.3.18 OF CHAPTER II; SECTIONS L-VII 1 AND L-VII 2 OF CHAPTER VII, SECTIONS L-XVI 1.2, L-XVI 2.9, L-XVI 3.2, L-XVI 3.4, L-XVI 4.2, L-XVI 4.3, L-XVI 4.4 AND L-XVI 5.3 OF CHAPTER XVI; AND SECTIONS L-XVII 1.3, L-XVII 3.4, L-XVII 3.5 AND L-XVII 3.12 OF CHAPTER XVII OF THE LAND USE AND DEVELOPMENT CODE, PERTAINING TO ZONING REGULATIONS, STREET ADDRESSING, FIRE SAFETY REGULATIONS, AND ROAD STANDARDS, RESPECTIVELY

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

SECTION I:

The State of California Board of Forestry and Fire Protection amended its State Responsibility Area (SRA) Fire Safe Regulations on September 9, 2019, effective on January 1, 2020, in order to set standards for future design and construction of structures, subdivisions, and developments in SRAs to ensure basic emergency access and perimeter wildlife protection, signage, building numbering, private water supply reserves, and vegetation modification. The purposes of the amendments and reorganization include addressing inconsistencies and conflicts within and between codes and regulations, addressing the needs of fire apparatus and civilian vehicles during wildfire emergencies, and clarifying the applicability, enforcement, and implementation of the regulations for the regulated public.

It is the purpose and the intent of this Ordinance to make revisions to Chapters II, VII, XVI, and XVII of the Land Use and Development Code pertaining to Zoning Regulations, Street Addressing, Fire Safety Regulations, and Road Standards, respectively, in order to be consistent with the SRA Fire Safe Regulations codified in 14 CCR, Division 1.5, Chapter 7 Fire Protection, Subchapter 2, Articles 1-5.

Local amendments to the SRA Fire Safe Regulations shall not become effective until the modifications and findings have been approved by the State of California Board of Forestry and Fire Protection.

SECTION II:

Sections L-II 3.19.1, L-II 3.19.2, L-II 4.2.7, L-II 4.3.18 of Chapter II; , Sections L-VII 1, L-VII 2 of Chapter VII; Sections L-XVI 1.2, L-XVI 2.9, L-XVI 3.2, L-SVI 3.4, L-XVI 4.2, L-XVI 4.3, L-XVI 4.4, L-XVI 5.3 of Chapter XVI; and Sections L-XVII 1.3, L-XVII 3.4, L-XVII 3.5, L-XVII 3.12 of Chapter XVII of the Land Use and Development Code pertaining to Zoning Regulations, Street Addressing, Fire Safety Regulations, and Road Standards, respectively, are hereby amended to read as set forth in Exhibits A-D attached hereto and incorporated herein by reference.

SECTION III:

The Board hereby finds and declares that the amendments to Chapters II, VII, XVI, and XVII of the Land Use and Development Code pertaining to Zoning Regulations, Street Addressing, Fire

Safety Regulations, and Road Standards, respectively, are necessary to ensure conformity with the SRA Fire Safe Regulations codified in 14 CCR, Division 1.5, Chapter 7 Fire Protection, Subchapter 2, Articles 1-5.

SECTION IV:

The Board of Supervisors hereby finds that this Ordinance is exempt from environmental review pursuant to Sections 15307 and 15308 of the California Environmental Quality Act (CEQA) Guidelines (Title 14, California Code of Regulations), as these actions are taken by regulatory agencies for protection of natural resources and the environment.

SECTION V:

If any provision of this ordinance is held to be unconstitutional or otherwise invalid 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 VI:

This Ordinance shall take effect and be in full force thirty (30) days after adoption, and it shall become operative on the 13th day of February, 2020, 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 14th day of January, 2020, by the following vote of said Board:

Ayes: Supervisors Heidi Hall, Edward Scofield, Dan Miller, Susan K. Hoek and Richard Anderson.

Noes: None.

Absent: None.

Abstain: None.

ATTEST:

JULIE PATTERSON HUNTER
Clerk of the Board of Supervisors

By: 



Heidi Hall, Chair

1/14/2020 cc:

GIS*
Union*
COB*
CoCo*
QC*
Building*

EXHIBIT A

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“Sec. L-II 3.19.1 Accessory Dwelling Units

- A. **Purpose.** To maintain the social fabric of families and to improve affordable housing opportunities for the County’s workforce, family members, students, senior citizens, in-home health providers, the disabled, and others at below market prices in existing neighborhoods in Nevada County.
- B. **Standards.** An accessory dwelling unit shall be ministerially permitted, regardless of minimum parcel size and zoning densities, on all parcels within the R1, R2, RA, AE, AG, FR and TPZ zoning districts, subject to zoning compliance and building permit issuance and the following standards:
1. Accessory dwelling units may be a conventionally on-site constructed attached or detached structure, a manufactured home or a converted area within a legally existing residential unit or accessory structure provided that building permits are obtained, and the following size limitations are satisfied:
 - a. The accessory dwelling unit shall not exceed the following size limitations, as measured from the interior walls:
 - 1) Attached Units: maximum 50% of the existing residence gross floor area, but not to exceed 1,200 square feet.
 - 2) Detached Units: maximum size shall be 1,200 square feet.
 - 3) Detached accessory dwelling units may have an attached garage or carport that does not exceed 480 square feet.
 - 4) Covered decks and entryways shall not exceed a 10-foot depth. Enclosed decks or porches shall not exceed 15% of the total gross floor area of the accessory dwelling unit and shall be constructed as non-habitable space.
 2. There shall be no more than one accessory dwelling unit, as provided for in this Chapter, per parcel. The accessory dwelling unit is not intended for sale separate from the primary residence and may be rented for long-term use only (30 consecutive calendar days or more); short-term rentals are prohibited, subject to a deed restriction, unless otherwise allowed as follows:
 - a. Short-term rentals (less than 30-days) are allowed on properties that qualify for agritourism activities as allowed by Land Use and Development Code Section L-II 3.3 and verified by the County Agricultural Commissioner;
 - b. Short-term rentals (less than 30-days) are allowed on properties that are within the Soda Springs Rural Center as defined of the County General Plan Land Use Maps;
 - c. Renting an ADU within the Truckee Sphere of Influence for either a short or long term basis are subject to the same rental standards as established in the Town of Truckee Zoning Ordinance;

3. Deed Restriction. Prior to building permit issuance for an ADU, the owner shall record a deed restriction which addresses restrictions on such units set forth in Land Use and Development Code Section L-II 3.19.1.B.2 (Rental Standards). The declaration shall run with the land and be binding upon the applicant and successor property owners. A property owner may also voluntarily opt to deed-restrict an ADU for affordability in order to receive incentives outlined in Standard 9 below.
4. Previously approved senior citizen or disabled housing units may be modified to increase the square footage, not to exceed 1,200 square feet or change the occupancy to rescind previously recorded restrictive covenants, subject to all applicable development fees and standards in effect at the time and consistent with this Chapter.
5. Compliance and consistency with recorded deed restrictions and/or Codes, Covenants, and Restrictions (CC&R) provisions, not required by the County, shall be the sole responsibility of the property owner.
6. If the accessory dwelling unit is proposed to be constructed within a City's Sphere of Influence, the accessory unit must also comply with any standards (including, but not limited to, the unit's size and permitting requirements) of the City that are more restrictive than those provided for in this Chapter.
7. All water supply and sewage disposal requirements shall be complied with as administered by the Department of Environmental Health-Local Area Management Plan (LAMP) and Onsite Wastewater Treatment System (OWTS) Policy. Accessory Dwelling Units (ADU) constructed with kitchens, which includes cooking equipment, will be required to install an additional septic tank to reduce the load on the existing disposal field, if the existing disposal field is of adequate capacity to handle the additional flow from the ADU. In the event that the existing disposal field cannot handle the additional load or flow from the ADU, a new, separate septic system shall be installed to accommodate the ADU.
8. Compliance is required with all local Fire Safety Regulations that are generally applicable to single-family residential development, unless exempted by State law or herein, including Chapter II (Zoning), IV (Subdivisions), V (Buildings), VII (Street Addressing and Naming), XVI (Fire Safety Regulations), and XVII (Road Standards) of this Code, certified as equaling or exceeding the California Fire Safe Regulations pursuant to 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.
9. Prior to issuance of a building permit for an accessory dwelling unit, the applicant shall pay all applicable permit and mitigation fees, unless the accessory dwelling unit meets one of the criteria provided below. If the accessory dwelling unit meets one of the criteria below, the applicant shall qualify for a fee deferral and the payment of all permit and traffic and sewer mitigation fees shall be completed prior to issuance of the certificate of occupancy for the accessory dwelling unit. At the time of building permit

submittal, the applicant shall submit a written request to the Building and Planning Department for the deferral of fees and shall submit an agreement to pay form specific to this request. The written request shall document which criteria the unit qualifies for to receive the deferral.

- a. The property owner may deed-restrict the accessory dwelling unit to very low or low income qualified individuals or families for a minimum of 10 years. Prior to issuance of a building permit for second dwelling unit, the owner shall record the deed restriction. The declaration shall run with the land and be binding upon the applicant and successor property owner.
 - b. Construction of an 800 square foot unit or less in size.
10. The onsite driveway access shall meet the minimum fire safe driveway standard pursuant to Land Use and Development Code Chapter XVI, Sec. L-XVI 3.2.
11. All accessory dwelling units that are located beyond the dead-end road limit as established by Land Use and Development Code Chapter XVII are subject to the following provisions:
- a. The applicant shall provide a minimum of one turnout visible from both directions along the property road frontage and an additional turnout every 800-feet of property frontage as necessary. Said turnouts shall meet the minimum fire safe turnout standard pursuant to Land Use and Development Code Chapter XVI, Sec. L-XVI 1.2. In the event that the road meets the minimum Fire Safe Road Standard then turnouts shall not be required.
 - b. The accessory dwelling unit shall utilize a shared driveway encroachment with the primary dwelling, unless the applicant can demonstrate that a common encroachment is infeasible due to site constraints such as topography, building site location and/or environmental resources.
 - c. Prior to issuance of final occupancy, the property owner shall record a Notice to Property Owner stating that the accessory dwelling unit is located beyond the dead-end road limit established by the Nevada County Land Use and Development Code Chapter XVII Road Standards.
12. All accessory dwelling units within the High and Very High Fire Severity Zone as defined on the State Responsibility Area (SRA) maps and all accessory dwelling units beyond the dead-end road limit (as outlined in the Land Use and Development Code Chapter XVII) regardless of their SRA Fire Severity Zone, are subject to the following provision:
- a. As a part of the building permit application, the applicant shall submit a Fire Protection Plan, which shall be site specific and address the following issues:
 - 1) The proximity to emergency responders and estimated emergency response times;
 - 2) Describe the primary (and secondary if applicable) access road conditions;

- 3) Identify the project's emergency water supply or emergency water storage facilities consistent with Article 4 of Chapter XVI of the Land Use and Development Code;
- 4) Identify if a fire sprinkler system is proposed or required;
- 5) Provide a Fuels Management Plan that requires:
 - a) Defensible space design consistent with Public Resources Code 4291;
 - b) Identification of high fuel load areas;
 - c) How adequate defensible space will be ensured;
 - d) The mechanism for maintaining defensible space; and
 - e) Identification of a feasible evacuation plan and/or safe evacuation routes for use by future occupants of the project."

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"Sec. L-II 3.19.2 Second Dwelling Units-Consistent with Allowed Density

- A. **Purpose.** To allow for second dwelling units on parcels with available density without limiting the size of the unit.
- B. **Standards.** A second dwelling unit, consistent with allowed density, shall be permitted, regardless of minimum parcel size and zoning densities, on all parcels within the RA, the R1, the R2, the AE, the AG, the FR, and the TPZ zoning districts, where the property is at least twice the minimum lot size, subject to an Administrative Development Permit pursuant to Section L-II 5.5 of the Land Use and Development Code Chapter II, but not subject to design review, provided the following standards are satisfied:
 1. The second unit shall comply with zoning density established for the parcel on which the second unit is located.
 2. No more than one second dwelling unit may be allowed on any one parcel pursuant to this section.
 3. The unit must comply with all applicable standards of the Land Use and Development Code, including all water supply and sewage disposal requirements, as administered by the Department of Environmental Health.
 4. The unit shall comply with all conditions, including payment of any mitigation fees, which are imposed upon the issuance of any permit authorizing it.
 5. Compliance is required with all local Fire Safety Regulations, including Section L-II 4.3.18, and Chapters XVI and XVII of the Land Use and Development Code, certified as equaling or exceeding the California Fire Safe Regulations pursuant to 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."

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“Sec. L-II 4.2.7 Landscaping

- A. **Purpose.** Landscaping is of considerable importance to both existing and proposed development in Nevada County, contributing to the overall quality and character of our communities, especially when native vegetation is used or retained. Properly designed and maintained, landscaping provides visual interest and variety, complements structures, provides a transitional area between competing land uses, and aids in reducing air pollution, heat and glare. This Section encourages flexibility to achieve the Purpose of the Site Development Standards of this Article. It also ensures the efficient use of water used for landscaping by establishing standards for the design, installation and management of landscapes that avoid excessive water demand.
- B. **Applicability.** Landscaping standards shall apply to Development Permits, Use Permits, and subdivisions, unless otherwise excepted in this Section.
- C. **Definitions.**
 - 1. **Landscaping** - The use of suitable vegetation in conformity with the requirements of this Chapter and the continued maintenance thereof.
- D. **Native Vegetation Retention.** The County strongly encourages the retention of on-site native vegetation where it does not pose a fire hazard. Where native oaks are retained, plant materials within the dripline of the oaks shall be drought-tolerant to minimize the application of water at the base of oaks. Existing, on-site native vegetation may serve as alternative landscaping to that landscaping required below where the Planning Agency finds that the existing vegetation has the same practical effect and furthers the intent of this Section.
- E. **Standards.**
 - 1. **Plans.** A Landscape Plan shall be submitted for each applicable project and all discretionary projects shall require said plans be prepared by a licensed Landscape Contractor, Landscape Architect, Landscape Designer or Horticulturist.
 - a. **Preliminary Plans.** Preliminary plans, drawn to scale, shall be submitted at the time of project application and shall include the following:
 - 1) The location of planting areas, consistent with the requirements of this Section;
 - 2) The size, number and type of plants existing and proposed, including the location of shade trees, required to provide 40% parking lot coverage within 15 years, as required by subsection 4.2.7.b of this Section;
 - 3) The type(s) of irrigation to be used;
 - 4) The amount of area devoted to turf, drought-tolerant plants, and native plants;

- 5) Planting symbols shall be clearly drawn and plants labeled by botanical name, common names, container size, spacing and quantities of plants indicated.

b. **Final Plans.** Final plans shall be approved by the Planning Department prior to the start of any on-site construction or soil disturbance and prior to the issuance of a building permit. Final plans shall include:

- 1) All details depicted on the Preliminary plans and any modifications or additions included by conditions of approval;
- 2) The location of all required plant materials, evenly dispersed within each required planting area (interior parking lot landscaping, street buffer yards, and residential buffer yards);
- 3) Provide a legend listing the type, number and size of plant materials, indicating both the required number and the provided number, of each plant type. List plants for each required landscaped area. Include a listing of water usage type, or hydro zone, for each plant type. List plant materials in groupings of trees, shrubs and ground cover plants. Show both common names and botanical names of plants;
- 4) Irrigation plan per subsection D.4 of this Section;
- 5) Evidence that a licensed landscape contractor will be responsible for plant and irrigation installation;
- 6) If existing landscaping, including native vegetation, is to be retained, a note shall be provided on the plan stating that "any existing landscaping or native vegetation shown on the approved plan for retention, that is damaged or removed during construction, shall be repaired or replaced in kind with equivalent size;
- 7) A Note on the Plan, certified by a Licensed Landscape Architect, Landscape Designer or Horticulturist, that trees are located on the Plan so as to cover 40% of the parking area with tree canopies within 15 years, consistent with Section 4.2.7.2.g of this Article;
- 8) Assurance that the property owner will be responsible for the replacement of landscaping that does not survive or that deteriorates due to neglect.

2. **Required Landscaping.** Landscaping shall be installed along street frontages, within parking lot interiors, along property lines of commercial or industrial sites abutting residential properties, and between multi-family parking areas containing 6 or more parking stalls, and properties zoned for single-family residential use. Modifications to subsections e, f, and g of this Section may be approved by the Planning Agency, where a finding can be made that alternatives to the project design, or site constraints, will result in the same overall effect. Site constraints may include sensitive resources, historic features, or parcel size. Project design features that may warrant a modification include: a plan that provides parking at the rear of the building, additional landscaping against the base of the building, increased landscaping in other areas of the site where it will provide a more

effective buffer, or any other treatment that enhances the visual environment of the site. In no case shall landmark or heritage trees be removed in order to provide alternatives to the requirements of this Section.

- a. All required trees shall be a minimum 15-gallon container size, with the trunk diameter no less than 1.5 inches for canopy trees, and 1-1.5 inches for understory trees. Shrubs shall be a minimum 5-gallon container size, and live groundcover plants shall cover bare ground.
- b. Varied tree and plant materials shall be used throughout the parking lot. No one species shall comprise more than 75% of the plantings within each of the following categories: canopy tree, understory tree and shrubs. Native vegetation shall be included in all required plantings unless confirmed by a licensed Landscape Architect that a native species will not satisfy a specific requirement.
- c. Planting areas within paved parking lots shall be separated from vehicular areas and street right-of-way by a permanently installed concrete or wooden perimeter curb at least 6" high.
- d. Where required, earthen berms shall be a minimum 3 feet in height.
- e. **Street Buffer Landscaping:** A landscaped strip shall be provided along all street frontages, as follows:
 - 1) A minimum 15-foot buffer yard shall be established adjacent to State highways.
 - 2) A minimum 10-foot buffer yard shall be established adjacent to all roads within Community boundaries as mapped on the General Plan land use maps.
 - 3) A minimum 5-foot buffer yard shall be established adjacent to all roads within Rural Regions as mapped on the General Plan land use maps.

Shrub heights in street buffer yards shall not impair sight distance for each 5 feet of buffer yard width, each 100 lineal feet of street frontage shall include at least 5 trees and 5 shrubs. Trees shall include a mix of conifers, understory and canopy trees.

- f. **Residential Buffers:** Nonresidential development and associated parking that abuts residentially-zoned property shall provide for sufficient landscaping, fencing, walls, berms, or any combination of screening techniques to ensure visual screening of said development to the maximum extent possible. Where fencing is used, a minimum 5-foot wide landscaped area shall be located on the residential side. If the non-commercial side of the fence is visible from any street or adjacent property, a 5-foot wide landscaped area shall be provided adjacent to the fence. If adjacent to parking, that area may be counted towards required interior parking lot requirements. Trees shall include a mix of conifers, understory and canopy trees.
- g. **Interior Parking Lot Landscaping:** Shall be evenly dispersed throughout the parking lot at a ratio of 45 square feet of landscaped area for each provided parking stall. Each 450 square foot unit of landscaping for every 10 parking

stalls shall include at least 4 trees and 5 shrubs. Landscaped islands shall be designed and installed to separate at least every 10 linear parking spaces. Planter islands shall be surrounded by 6" wide curbing that is rounded at island ends.

Parking lot landscaping shall include shade trees placed so as to cover 40% of the total parking area with tree canopies within 15 years of securing a building permit. Issuance of a certificate of occupancy for the use requiring landscaping improvements.

Tree coverage shall be determined by the approximate crown diameter of each tree at 15 years, as estimated on the approved tree list. The percentage of area required to be shaded shall be based on the number of uncovered, aboveground parking spaces provided.

This subsection shall not apply to expansions of nonconforming structures that otherwise satisfy all requirements for expansion, provided the proposed expansion does not exceed 20% of the gross floor area at the time of the expansion and is consistent with Section 5.19.C of this Chapter.

- h. **Maintenance:** All landscaping and irrigation shall be maintained by the developer and any subsequent owners of such real property. Landscaped areas shall be kept free of weeds, litter and debris. All pruning and maintenance shall be pursuant to acceptable horticultural practices and in any case where a required planting has not survived, said planting shall be replaced with new material within 30 days unless a licensed landscape architect verifies that, due to weather or season conditions, planting should be delayed for a specified time. Project owners shall be required to maintain all landscaping included in the plans. If the appearance of the property deteriorates due to neglect, a citation shall be issued. Trimming and maintenance of on-site vegetation shall ensure visibility of parking areas, building entrances and other areas accessible to the public, adequate to provide for public safety.
- i. No trees that will grow to more than 20 feet in height may be planted, or allowed to grow within, 20 feet of any high voltage power line.
- j. **Brush Management/Fuel Modification:** Brush management and fuel modification are provided for in State law and in local fire safety regulations, codified in Chapter XVI of this Code, adopted pursuant to 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. Said provisions shall prevail in the event of conflict with any provisions of this Section."

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"Sec. L-II 4.3.18 Wildland Fire Hazard Areas

- A. **Purpose.** To prevent or minimize the impact of wildland fire hazard associated with development.

B. **Definitions.**

1. **Dead End Road** - A road which has only one point of vehicular ingress/egress, including cul-de-sac and looped roads.
2. **Wildland Fire Hazard Areas** - Those areas within the unincorporated area of Nevada County that are mapped on the CAL FIRE "Fire Hazard Severity Zone" maps which are rated for wildland fire potential.

C. **Standards.**

1. All development shall comply with the applicable fire protection-related provisions of the following chapters of the Land Use and Development Code:
 - a. Chapter II: Zoning Regulations, which establishes residential and rural base district side yard and rear yard setback standards.
 - b. Chapter V: Article 5, Fire Safety Standards, which establish fire safe building codes relative to building construction.
 - c. Chapter VII: Street Addressing and Naming, which requires the naming and posting of roads and the posting of street addresses.
 - d. Chapter XVI: Fire Safety Regulations, which establishes regulations for fuel modification, water storage, and driveway construction.
 - e. Chapter XVII: Road Standards, which establishes minimum standards for fire safe road construction and maintenance.
2. Unless otherwise exempted by this Chapter, all discretionary and Administrative Development Permit projects within a high or very high fire hazard zone shall comply with the following standards:
 - a. Create defensible space by removing and reducing brush, flammable vegetation or combustible growth consistent with the provisions of 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 and the Nevada County Defensible Space Standard described in General Plan Policy FP10.11.1.1. Defensible space treatment shall be completed, and inspected by the County Fire Marshal or his/her designee, prior to the granting of any occupancy of new structures.
 - b. Provide secondary access where the project is served by a dead-end road that exceeds the maximum length established by County Road Standards, Section L-XVII 3.4.1. Secondary access roads shall be improved to the Fire Standard Access Road standard and consistent with the provisions of Chapter XVII, County Road Standards.
3. All driveways serving new residential units, and that are between 150 feet and 800 feet in length shall construct a turnout near the midpoint of the driveway. Driveways exceeding 800 feet in length shall provide turnouts no more than 400 feet apart.
4. All discretionary projects within the very high wildland fire hazard area severity zone shall submit a Fire Protection Plan to be approved by the Nevada County Fire Marshal and/or his/her designee. The approved original shall be kept on

file at the County Planning Department and an approved copy shall be provided to and kept on file with the appropriate fire district. The plan shall be site specific to the project and shall include the following:

- a. Identification of the proximity to emergency responders and estimated emergency response times;
- b. Description of the primary and, if applicable, secondary, access road conditions;
- c. Identification of the project's emergency water supply or emergency water storage facilities consistent with Article 4 of Chapter XVI of the Land Use and Development Code;
- d. Identification of any proposed or required fire sprinkler system;
- e. Identification of a feasible evacuation plan and/or safe evacuation routes for use by future occupants of the project;
- f. Identification and use of clustered buildings and/or building sites and where feasible, the use of common driveways and access roads; and
- g. A Fuels Management Plan that includes:
 - 1) Identification of the project's defensible space design, consistent with 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;
 - 2) Identification of high fuel load areas;
 - 3) Provisions to ensure that adequate defensible space is provided including, but not limited to, the use of increased property line setbacks or fuel modification zones or easements around newly created lots;
 - 4) Identification of the mechanism proposed for maintaining defensible space; and
 - 5) Use of fire-resistant plantings for all landscaping required by County Ordinance using the most current Fire-Wise Plant Book prepared by the Fire Safe Council of Nevada County, or similar publication.

The above fire prevention measures shall be incorporated into the project unless specific findings can be made and supported by the responsible fire agency which demonstrate that one or more of the Fire Protection Plan components are not necessary because of the project's location, design and/or specific site features and because the project will not add to the cumulative fire hazard within the project area."

EXHIBIT B

"Sec. L-VII 1.1 Purpose and Intent

It is the purpose and intent of this Article 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.

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. All such buildings shall be numbered in accordance with the provisions of this Chapter.

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 Nevada County. 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.

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 L-VII 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 Nevada County.

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.

Sec. L-VII 1.6 Address Standards

- A. Address identification shall be provided pursuant to the California Code of Regulations, Title 24 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. L-VII 1.7 below.

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 Article 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.

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 his 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 L-VII1.6 and L-VII1.7 of this Article.

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 Article, 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 Section L-II 37.5.

ARTICLE 2 UNIFORM SYSTEM FOR ROAD NAMING

Sec. L-VII 2.1 Purpose and Intent

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

Sec. L-VII 2.2 Definitions

- A. Driveway: Vehicular access constructed pursuant to Chapter XVI, Fire Safety Regulations, of the Land Use and Development Code that serves no more than two parcels with no more than two dwelling units on each and any number of accessory buildings.

- B. Public Road Vehicular access constructed pursuant to Chapter XVI, Fire Safety Regulations, of the Land Use and Development Code that serves more than two parcels or connects two or more roads, whether providing access or not, and is within the County maintained road system.
- C. Private Road: Vehicular access constructed pursuant to Chapter XVI, Fire Safety Regulations, of the Land Use and Development Code that serves more than two parcels or connects two 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.

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.

Sec. L-VII 2.4 Road Naming Standards

- A. Road names should be no longer than fourteen 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."

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.

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 Section L-II 5.12 of the Land Use and Development 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.”

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, 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 their designee.
- I. DRIVEWAY: A vehicular access that serves up to two (2) parcels with no more than two (2) residential units and any number of non-commercial or industrial buildings on each parcel.
- J. 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.
- K. FIRE VALVE: See hydrant.
- L. 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 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 one two-and-a-half (2½) 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 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).
- U. ROADS: Vehicular access to more than two (2) parcels; more than four (4) residential units; or access to any industrial or commercial occupancy. Includes private streets and lanes.
- V. ROADWAY: Any surface designed, improved, or ordinarily used for vehicle travel.
- W. ROADWAY STRUCTURES: Bridges, culverts, and other appurtenant structures which supplement the roadway bed or shoulders.
- X. 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.

- Y. SHOULDER: Roadbed or surface adjacent to the traffic lane.
- Z. 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.
- AA. STATE RESPONSIBILITY AREAS (SRA): As defined in Public Resources Code Sections 4126-4127.
- BB. 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.
- CC. SUBDIVISION: As defined in Section 66424 of the Government Code.
- DD. TRAFFIC LANE: The portion of a roadway that provides a single line of vehicle travel.
- EE. 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.
- FF. TURNOUTS: A widening in a roadway or driveway to allow vehicles to pass. Minimum twelve (12) feet wide and thirty (30) feet long with a twenty-five (25) foot taper on both ends.
- GG. VERTICAL CLEARANCE: The minimum specified height of a bridge or overhead projection above the roadway.
- HH. 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.

A. Driveway Grade.

1. Below 4,000 feet elevation, driveway grade shall not exceed 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 twelve (12) 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."

* * * *

"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 California Code of Regulations Title 14, Division 1.5, Chapter 7 Fire Protection, Subchapter 2, Articles 1-5. (Ord. 2323)”

* * * *

“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 the drawings kept on file in the Office of the Fire Marshal.

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.

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 (50) feet from any building. Flammable vegetation shall be removed within eight (8) feet of the hydrant.
- B. The hydrant shall be: (1) brass or anodized aluminum with two and a half (2½) inch National Hose male thread with cap for pressure and gravity flow systems and four and a half (4½) 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)"

* * * *

"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.
- 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)"

EXHIBIT D

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“ARTICLE 1 PURPOSES AND DEFINITIONS

Sec. L-XVII 1.3 Definitions

In these Standards, the intent and meaning of the terms that are used shall be defined in Section I of the State Specifications except as modified or added herein.

- A. AVERAGE DAILY TRAFFIC, OR AVERAGE DAILY TRIPS (“ADT”): The weighted average vehicle traffic or trips occurring during a twenty-four (24)-hour period on a weekday. The future ADT shall be computed using the sum of the existing traffic, plus any additional traffic generated from land uses allowed under the County’s General Plan and Chapter II of this Code. A vehicle trip is a single or one-direction vehicle movement.
- B. COLLECTOR ROAD: An urban road connecting principal and minor arterial roads to local roads. Equivalent in function to a (rural) major collector road.
- C. CONSULTING ENGINEER: Any person or persons, firm, partnership or corporation legally authorized to practice engineering in the State of California. For the purpose of this Chapter, “Consulting Engineer” shall refer to an engineer retained by a project proponent or developer.
- D. COUNTY: The County of Nevada.
- E. DEAD END ROAD: A road which has only one point of vehicular ingress/egress, including cul-de-sac and looped roads.
- F. DEPARTMENT: The Nevada County Department of Public Works. (Ord. 2239)
- G. DEVELOPER: Any person or persons, firm, partnership, corporation or combination thereof financially responsible for the improvements.
- H. DIRECTOR: The Director of the Department of Public Works of the County of Nevada. (Ord. 2239)
- I. DRIVEWAY: A vehicular access constructed pursuant to Chapter XVI, Fire Safety Regulations, of the Land Use and Development Code, that serves up to two (2) parcels with no more than two (2) residential units and any number of non-commercial or industrial buildings on each parcel.
- J. ENGINEER: The Director of the Department of Public Works of the County of Nevada or his or her designee. (Ord. 2239)
- K. FIRE STANDARD ACCESS ROAD: Minimum standard road for new construction. A Fire Standard Access Road serves more than two parcels with no more than two dwellings on each, and any number of accessory buildings.
- L. 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. HAMMERHEAD/T: A road or driveway that provides a “T”-shaped, three-point turnaround space for emergency equipment, being no narrower than the road that serves it.

- O. IMPROVEMENT: Work performed in accordance with these Road Standards.
- P. INTERSTATE HIGHWAYS AND FREEWAYS: Limited access highways.
- Q. LABORATORY: Any testing agency or testing firm which has been approved by the Department.
- R. LOCAL ROAD: A road that functions primarily to provide access to individual properties.
- S. MAJOR COLLECTOR ROAD: A (rural) road connecting local roads and (rural) minor collector roads to arterial roads.
- T. MINOR ARTERIAL ROAD: A road providing primary access from freeways and principal arterials to major origins and destinations.
- U. MINOR COLLECTOR EQUIVALENT LOCAL ROAD: A local road that is projected to serve a buildout volume in excess of 2,000 Average Daily Trips but is not classified as a minor collector on the General Plan Circulation Plan Map.
- V. MINOR COLLECTOR ROAD: A rural road connecting local roads to major collector and arterial roads
- W. PRINCIPAL ARTERIAL ROAD: A road carrying some regional traffic and connecting the major population centers within the County or immediate counties.
- X. PROJECT: The proposed improvements by the County or others.
- Y. 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).
- Z. ROADS: Vehicular access to more than two (2) parcels; more than four (4) residential units; or access to any industrial or commercial occupancy. Includes private streets and lanes under the jurisdiction of the County of Nevada.
- AA. ROADWAY: Any surface designed, improved, or ordinarily used for vehicle travel.
- BB. ROADWAY STRUCTURES: Bridges, culverts, and other appurtenant structures which supplement the roadway bed or shoulders.
- CC. SHOULDER: Roadbed or surface adjacent to the traffic lane.
- DD. SPECIAL CIRCUMSTANCES: Unusual circumstances not covered by these Road Standards which require additional specific review and evaluation by the Engineer in order to determine appropriate design standards.
- EE. SPECIAL PROVISIONS: Specific clauses setting forth conditions or requirements peculiar to the work and supplementary to these Road Standards.
- FF. SPECIFICATIONS: The directions, provisions and requirements contained in these Road Standards.
- GG. 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.

- HH. STATE SPECIFICATIONS: Shall mean the latest edition of the State of California, Department of Transportation (CALTRANS) Standard Specifications and Standard Plans, the CALTRANS Highway Design Manual, and the CALTRANS Traffic Manual.
- II. TRAFFIC LANE: The portion of a roadway that provides a single line of vehicle travel.
- JJ. 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.
- KK. TURNOUT: A widening in a road or driveway to allow vehicles to pass. Minimum twelve (12) feet wide and thirty (30) feet long with a twenty-five (25) foot taper on both ends.
- LL. VERTICAL CLEARANCE: The minimum specified height of a bridge or overhead projection above the roadway."

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"Sec. L-XVII 3.4 Design Geometrics

A. DESIGN WIDTHS AND SPEEDS

The minimum design widths, speeds and other major design criteria for road construction are as follows in the chart on the following page. Further details are provided in the County's Standard Drawings which supplement this Chapter.

TABLE II
NEVADA COUNTY STANDARD SPECIFICATION SUMMARY CHART

Functional Classification	Min. Right-of-Way Width Note 4	Standard Lane Width	Standard Shoulder Width	Fuel Mod. Area Width	Standard Design Speed	Standard Max. Grade Below 3500'	Standard Max. Grade Above 3500'	Required Surface
Minor Arterial (Urban)	60-100'	12'	Varies	10' min.	35 mph	10%	8%	Note 1
Minor Arterial (Rural)	60'	12'	6'	10' min.	35 mph	10%	8%	Note 1
Collector (Urban)	60-100'	12'	Varies	10' min.	35 mph	10%	8%	Note 1
Major Collector (Rural)	60'	12'	4'	10' min.	35 mph	10%	8%	Note 1
Minor Collector (Rural)	60'	12'	4'	10' min.	35 mph	10%	8%	Note 1
Local Class 3 Over 2000 ADT	60'	12'	4'	10' min.	35 mph	10%	8%	Note 1
Class 2 401-2000 ADT	50'	10'	4'	10' min.	25 mph	10%	8%	Note 1, 5, 6
Class 1 101-400 ADT	50'	10'	2'	10' min.	20 mph	10%	8%	Note 1, 5, 6
Fire Standard Access Road Up to 100 ADT Two-Way	50'	10'	2'	10' min.	20 mph	16%	16%	Note 2, 5, 6
One-Way Driveway	36'	12'	2'	10' min.	20 mph	16%	16%	Note 2,5
								Note 3

Note 1: All structural sections for this classification based on future year traffic and estimated percentage of that traffic which will be heavy vehicle.

- Note 2: Surface capable of supporting a 75,000 lb. vehicle with a minimum 6-inch A.B. compacted to 95% with subgrade compacted to 95%.
- Note 3: Driveway standard specifications are contained in Chapter XVI of the Nevada County Land Use and Development Code, Fire Safety Regulations.
- Note 4: Intersection channelization may increase the minimum right-of-way at spot locations.
- Note 5: If approved by the Engineer, all grades over 10% will require minimum 3" A.C. surface (Section L-XVII 3.4[C])
- Note 6: All roads shall be constructed to provide a minimum of a two ten (10) foot traffic lanes, not including shoulder and striping.

The Nevada County Department of Public Works Standard Drawings, available from the Nevada County Department of Public Works, illustrate and clarify the standard specifications contained within this Chapter, as well as the Driveway specifications. (Ord. 2239)

B. HORIZONTAL ALIGNMENT

Changes in horizontal alignment of roads shall be made with horizontal circular curves with the edges of the pavement parallel to and equidistant from the centerline. Design of the horizontal alignment of roads shall be in accordance with the standards outlined in the California Department of Transportation "Highway Design Manual" in accordance with the appropriate design speed. Unless otherwise approved by the Engineer, the centerline of the road improvement shall coincide with the right-of-way centerline or other previously approved alignment.

C. VERTICAL ALIGNMENT

Grade changes in the vertical alignment greater than 2% shall be designed with parabolic vertical curves. The maximum grade, unless otherwise specified or approved by the Engineer, is 10% below 3,500-foot elevation and 8 percent above 3,500-foot elevation. The maximum grade without an Exception shall be 16%. The minimum grade for all classes of roads is 0.5%. The design of the vertical alignment of roads shall be in accordance with the standards outlined in the California Department of Transportation "Highway Design Manual" in accordance with the appropriate design speed.

The minimum vertical curve data to be complete and shown on the improvement plans shall identify the point of intersection elevation, the tangent gradients, the middle ordinate and the length of curve.

The minimum length of a vertical curve shall be one hundred (100) feet.

D. CROSS SLOPE DESIGN

The standard cross slope for all roads shall be 2.0%, sloping both directions from the "crown" or high-point at the centerline towards road edge. Any deviation from this standard requires prior approval from the Engineer.

Superelevated cross sections in horizontal curves shall have a maximum rate of superelevation of 6% for roads below 3,500 elevation. For roads at elevation 3,500 or above, the maximum rate of superelevation shall be 4%.

E. INTERSECTION DESIGN

Intersecting roads shall not exceed 6% grade for a minimum of thirty (30) feet from the edge of the traveled way of the intersecting road.

All roads shall intersect as nearly as possible at right angles, but in no case shall the angle of intersection be less than sixty (60) degrees.

Roads intersecting any road from opposite sides shall have their centerlines directly opposite, or the offset between intersections shall be a minimum of one hundred fifty (150) feet.

Minimum sight distances for intersections shall be designed to meet all standards as shown in the Nevada County Standard Drawings, Required Sight Distance at Intersection/Driveways.

F. CURVE WIDENING

No road or roadway structure shall have an inside radius of less than fifty (50) feet. In cases where the centerline radius of a road is less than or equal to two hundred (200) feet, the inside edge of pavement shall be widened by four (4) feet. In cases where the centerline radius is one hundred (100) to two hundred (200) feet, the inside edge of pavement shall be widened by two (2) feet.

G. ADDITIONAL RIGHTS-OF-WAY

The advisory agency may require additional rights-of-way to accommodate traffic or parking on business or major traffic streets. The advisory agency may also require right-of-way for non-vehicular traffic (i.e., bikeway, equestrian path, foot path, if the right-of-way is shown on an adopted master plan or specific plan).

H. SLOPE EASEMENTS

Slope easements shall be provided wherever they are needed to contain the cut or fill slopes. The slope easement line shall be set at the toe of the fill or top of the cut plus ten (10) feet.

I. CUL-DE-SAC

Roads that dead end or transition to a driveway or non-standard road shall be terminated with a bulb-shaped cul-de-sac at the point where the road ends or transitions as shown in Standard Drawings. Cul-de-sacs shall have a minimum forty (40) foot radius surfaced bulb, measured from the center of the bulb to the edge of the surfacing if parking is not allowed on the road. If parking is allowed on the road, a minimum fifty (50) foot radius surfaced bulb shall be provided. Said surfacing shall be the same as required for the terminating road.

Hammerhead turnaround designs may be utilized subject to approval by the Engineer for local class roads when unusual topographic or other conditions prevent cul-de-sac construction. If a hammerhead-T is used, the top of the "T" shall be a minimum of sixty (60) feet in length.

The maximum length for a cul-de-sac or other dead end road, including all dead end roads accessed from that dead end road, shall not exceed the following cumulative lengths, regardless of the number of parcels served:

Parcels zoned for less than one acre	800 ft.
Parcels zoned for 1 acre to 4.99 acres	1320 ft.
Parcels zoned for 5 acres to 19.99 acres	2640 ft.
Parcels zoned for 20 acres or larger	5280 ft.

All lengths shall be measured from the edge of the road surface at the intersection that begins the road to the end of the road surface at its farthest point. Where a dead-end road crosses areas of differing zoned parcel sizes, requiring different length limits, the shortest allowable length shall apply.

For parcels zoned for 5 acres or larger, turnarounds shall be provided at maximum 1,320-foot intervals.

Each dead end road, including gated access roads, shall have a turnaround constructed at its terminus.

J. UTILITIES PLACEMENT

In no case shall utility poles, light standards, guy wires, etc. be placed closer than six feet (6') to the edge of the traveled way. Manhole covers, grates, valve boxes, etc. shall be set so as not to interfere with snow removal.

K. ONE-WAY ROADS

One-way roads may be permitted subject to the approval of the Engineer. In no case shall one-way roads serve more than 10 dwelling units or exceed 2,640 feet in length. Standard one-way road structural sections are as shown on the Nevada County Standard Specifications Summary Chart. The surfacing requirements for one-way roads shall be the same as for the overall project of which they are a part. One-way roads shall serve only one direction of traffic and shall be signed appropriately and to the satisfaction of the entity responsible for fire protection. One-way roads shall connect on both ends to a two-way road.

L. MINIMUM VERTICAL CLEARANCE

The minimum vertical clearance over all roadways shall be fifteen (15) feet.

M. GATES ON ACCESS ROADS

1. Gate entrances shall be at least two feet wider than the width of the traffic lanes serving the gate, and shall have a minimum gate opening of fourteen (14) feet.
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 primary road right-of-way or easement and shall open to allow a vehicle to stop without obstructing traffic on that primary road.
3. All gates installed on emergency access roads after May 14, 2010 shall be subject to the following provisions:
 - a. At no time shall a gate on an emergency access road be locked.
 - b. The following standard signage shall be required on all gates on emergency access roads: "Emergency Access Only. This Gate Shall Remain Unlocked."
 - c. Pursuant to the enforcement powers established by the Nevada County Land Use and Development Code Section L-XVII 8.3 and 8.4, the County, or an agent of the County, reserves the right to remove locks from gates or to remove other encumbrances, including but not limited to boulders, ditches, and berms, that inhibit the use of an emergency access road for its intended purpose.
4. All gates installed prior to May 14, 2010, shall be subject to the legal requirements, standards and/or conditions that were applicable at the time of original approval and installation.
5. 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.

Sec. L-XVII 3.5 Structural Section Design

A. MINIMUM STRUCTURAL SECTION STANDARDS ACCORDING TO ROAD CLASS AND PARCEL SIZE

Streets within the parcel(s) being developed and offsite non-county maintained access to the parcel(s) are to be brought/constructed to the minimum structural section condition indicated in the following table for the classes of streets within the parcel and the offsite access street and the parcel size being created. Higher standards are required if dictated by the projected traffic from the project.

TABLE III
MINIMUM SURFACING STANDARDS BY PARCEL SIZE AND FUNCTIONAL CLASSIFICATION

Parcel Size Acres	Fire Standard Access Rd <100 ADT Note 2	Local Class 1 101-400 ADT Note 1	Local Class 2 401-2000 ADT Note 1	Collector Minor >2000 ADT Note 1	Collector Major & Urban	Arterial Minor	Elevation
0-2.999	N/A	N/A	3"A.C./8"A.B	3"A.C./8"A.C	Engineered Design	Engineered Design	
3-4.999	6" A.B. plus improve. plans and Right-of-Way	3"A.C./6"A.B 3"A.C./8"A.B	3"A.C./8"A.B.	3"A.C./8"A.B.	Engineered Design	Engineered Design	<3500' >3501'
5-9.999	6" A.B. plus improve. plans and Right-of-Way	6" A.B. Note 2, plus improve. plans and Right-of-Way	6" A.B. Note 2, plus improve. plans and Right-of-Way	3"A.C./8"A.B.	Engineered Design	Engineered Design	
10-39.999	6" A.B. plus improve. plans and Right-of-Way	6" A.B. plus improve. Plans and Right-of-Way	6" A.B. plus improve. Plans and Right-of-Way	6" A.B. plus improve. Plans and Right-of-Way	6" A.B. plus improve. Plans and Right-of-Way	6" A.B. plus improve. plans and Right-of-Way	
40 UP	6" A.B. plus Right-of-Way	6" A.B. plus Right-of-Way	6" A.B. plus Right-of-Way	6" A.B. plus Right-of-Way	6" A.B. plus Right-of-Way	6" A.B. plus Right-of-Way	

Note 1: Minimum requirements. Actual structural section design to be based on "R" value and "T.I."

Note 2: 6" A.B. = 6" A.B. at 95% compaction over subgrade compacted to 90%. If grade exceeds 10%, surface shall be 3"A.C. over 6"A.B.

Higher Standards are required if dictated by projected traffic from project.

B. STRUCTURAL SECTION DESIGN

The structural section design shall be based on the R-value of the underlying material, with the minimum structural sections as shown above and on the Standard Drawings. The location of R-value tests within the project area shall be selected so as to provide representative samples for the entire project area. Additional testing may be required in specific soil areas as directed by the Engineer.

C. AGGREGATE BASE (AB) OR BASE

Class 2 Aggregate Base is aggregate base in conformance with the provisions of Section 26, "Aggregate Bases" of the CALTRANS Standard Specifications.

D. DOUBLE SEAL

Double seal coat is seal coat in conformance with the provisions of Section 37, "Bituminous Seals" of the CALTRANS Standard Specifications.

E. ASPHALT CONCRETE (AC) PAVING OR PAVEMENT

Type B asphalt concrete is asphalt concrete in conformance with the provisions of Section 39, "Asphalt Concrete" of the CALTRANS Standard Specifications."

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"Sec. L-XVII 3.12 Petition for Exception

Modification of the required standard, except as provided within this Chapter, for the construction of specific roads shall follow the petition for exception process as specified in Section L-IV 2.6 of this Code. Otherwise, the Advisory Agency, in the case of petitions for exceptions from the Road Standards, shall be required to make findings of fact in support of the following in addition to those findings of fact specified in Section L-IV 2.6:

That an exception to any Fire Safe Standard, including those standards adopted by Chapter XVI of this Code and the Chapter XVII Fire Standard Access Road improvements, will provide the same practical effect of fire protection and is supported by the entity responsible for assuring compliance with California Code of Regulations Title 14, Natural Resources Division 1.5, Department of Forestry and Fire Protection Chapter 7, Subchapter 2, Articles 1-5.

The same practical effect can be met in some cases by incremental improvements of offsite access roads proportional to the intensity of development proposed.

It is intended that every effort be made to grant a petition for exception that includes feasible road improvement requirements for tentative parcel maps for living persons, or the testamentary disposition of deceased persons, who owned their property prior to March 4, 1972. The Board finds that such property owners have contributed significantly to the public trust through open space conservation by avoiding development of their property in prior years.

All requests for design exceptions shall be reviewed and approved by the County Engineer. In the case of requests for design exceptions for privately funded improvement projects, the Advisory Agency shall take action on the recommendation of the County Engineer and the findings for or against the exception shall be noted in the finding of facts either approving or denying the petition. All Petitions for Exceptions shall contain, at a minimum, the information requested on a Design Exception Information Form to be provided by the Department. (Ord. 2161)"

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