

Exhibit A

TRUCKEE UNIFORM SYSTEM FOR ROAD NAMING

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TRUCKEE UNIFORM SYSTEM FOR ROAD NAMING

Section 1.1. 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 Town of Truckee consistent with road naming standards of the incorporated or unincorporated cities and towns 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.

Section 1.2. Definitions

1. **Driveway:** Vehicular access constructed pursuant to Public Improvement and Engineering Standards Sections 4.01 and 4.07, Fire Safety Regulations, and the Land Use and Development Code that serves no more than four parcels with no more than two dwelling units on each and any number of accessory buildings.
2. **Public Road:** Vehicular access constructed pursuant to Public Improvement and Engineering Standards Section 4.01, Fire Safety Regulations, and the Land Use and Development Code that serves more than four parcels whether providing access or not, and is within the Town maintained road system.
3. **Private Road:** Vehicular access constructed pursuant to Public Improvement and Engineering Standards Section 4.01, Fire Safety Regulations, and the Land Use and Development Code that serves more than four parcels whether providing access or not, and is not within the Town maintained road system.

Section 1.3. Uniform System Established

- A. The Town Of Truckee Planning Division 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. Tentative maps approved by the Planning Division 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.
- C. All Roads as defined above shall be named.

Section 1.4. 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".

Section 1.5. Posting of Named Roads

- A. Town maintained roads shall be posted by the Department of Public Works, pursuant to Public Improvement and Engineering Standards Standard Drawing #57.
- B. It shall be the responsibility of the property owner(s) to post non-Town 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 6' to 12' off the traveled way or 2' from curb or dike face. The base of the street sign shall be a minimum of 7' above the plane level with the edge of the traveled way pursuant to Public Improvement and Engineering Standards Standard Drawing #57.
- D. All non-Town 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 Public Improvement and Engineering Standards Standard Drawing #57 or an equivalent visibility sign as approved by the Planning Division.
- 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 to four 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.

Section 1.6. Changing a Road Name

- A. Town road name changes shall require a public hearing before the Planning Commission.
- B. Non-Town road name changes shall be reviewed and approved by the Planning Division.
- C. Any decision of the Planning Division or Planning Commission may be appealed to the Town Council pursuant to Section 18.70.080 of the 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.