

NORTH SAN JUAN RURAL CENTER AREA PLAN



*An Area Plan for:
The North San Juan Rural Center
in unincorporated Nevada County*



*Prepared by:
Nevada County Planning Department
in coordination with the NSJ
Citizen's Advisory Committee*

April 2010

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Chapter 1. Introduction

Purpose

Area Plans are informational policy documents that are used to address specific issues within a community in order to provide long-term guidance and stability in implementing identified County and community goals. The North San Juan (NSJ) Area Plan is a tool for achieving the vision and goals identified by the community during a series of public workshops, which are supported by the goals and policies of the Nevada County General Plan. Those common goals are the basis for the policies, recommendations and strategies contained within this Area Plan.

The primary purpose of the NSJ Area Plan is to identify the development constraints that inhibit desired economic growth within the existing community and to develop feasible solutions that will encourage a sustainable, safe environment for the residents of North San Juan and the surrounding rural community. This Plan is intended for use by a variety of individuals and organizations that have an interest in the future of the North San Juan community.

Legal Authority

The authority for preparing Area Plans is founded in California Government Code §65301(b) which allows the general plan to be adopted as a single document or as a group of documents relating to subjects or geographic segments of the planning area, and in Government Code §65303 which allows the general plan to include any other elements or address any other subjects which, in the judgment of the legislative body, relate to the physical development of the county. Local authority is founded in the goals and policies of the 1995 Nevada County General Plan. Direction to prepare the NSJ Area Plan is provided by County Board of Supervisors Resolution 06-562, directing preparation of an Area Plan for the NSJ Rural Center.

Relationship to the General Plan

The 1995 Nevada County General Plan encourages the use of Area Plans in Rural Regions to allow for a more specific treatment of rural areas. As a policy document, the NSJ Area Plan supplements the General Plan, providing a comprehensive framework for making land use decisions within the existing community. The goals, policies and guidelines contained within this Plan are consistent with the overall themes and goals of the General Plan, refining policies as they relate to the NSJ Rural Center. Although this Area Plan recommends General Plan map amendments, no new General Plan designations are proposed and the recommended amendments are consistent with existing General Plan policies.

Area Plan Goals

Vision Statement

The San Juan Ridge community values the historic character and lifestyle of North San Juan but also recognizes that, for both the permanent residents and for visitors, some growth is inevitable and necessary for the economic, social and environmental viability of the area. This Area Plan is premised on the idea that responsible growth, through flexible and reasonable land use

regulation, will allow local businesses to flourish, and will minimize many existing and future problems, while retaining the town's visual and historic character.

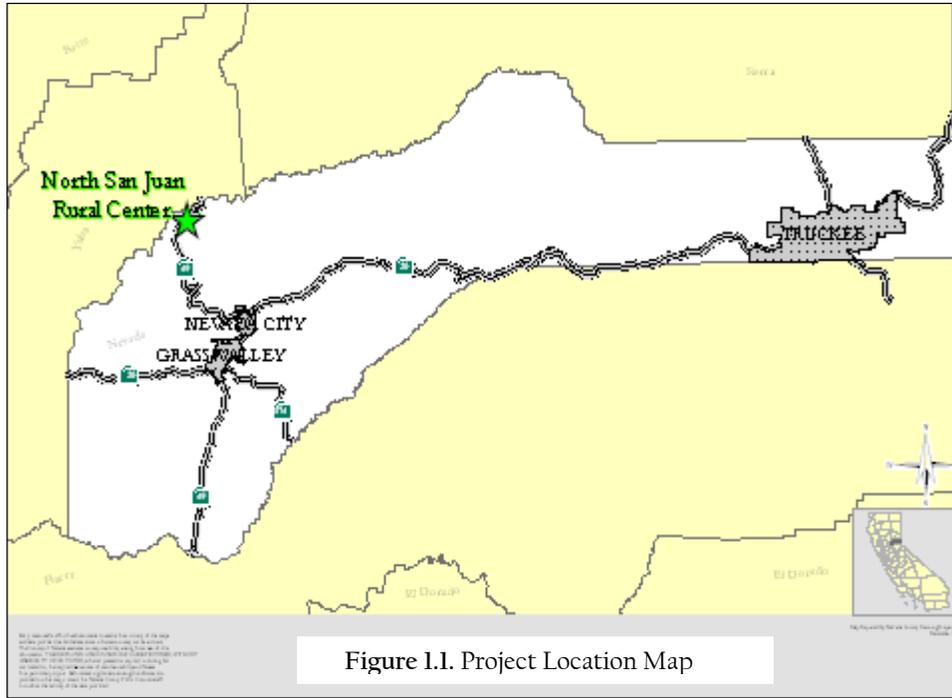
The overall goal of this Area Plan is to provide for comprehensive planning of the historic NSJ Rural Center by establishing a framework of goals and policies that will encourage and guide development that retains community character, allowing local businesses to flourish while promoting a safe, crime-free environment for local residents and visitors. To achieve that Goal, this Plan specifically addresses the following objectives:

- To identify the development constraints that inhibits desirable development.
- To develop flexible development standards applicable to new or redevelopment that allow for reasonable development within the historic community and which encourage a sustainable community, job creation and affordable housing, including: opportunities for off-site development standards for non-conforming lots, satisfying the purpose and intent of each standard, particularly for parking and landscaping.
- To develop specific Design Guidelines applicable to new or re-use development that reflects the community character and distinctiveness of NSJ by retaining its historic and cultural history, promoting visual continuity and cohesiveness in style as a result of creating a visual identity and sense of community; while at the same time recognizing that NSJ is inseparable from the large open space areas of the surrounding San Juan Ridge community.
- To incorporate a plan for accessible pedestrian amenities and landscaping along the highway corridor, including sidewalks/pathways and/or bicycle facilities, in coordination with CalTrans and the County Department of Public Works;
- To identify necessary infrastructure to accommodate desired development, and to develop policy recommendations that will facilitate needed improvements.
- To explore opportunities for creating accessible public spaces, including a town center and/or park.
- To develop information and guidance for potential business owners by identifying available services, needed improvements, and applicable land use regulations.

Description of Plan Area

The area addressed by this Plan is the 23-acre North San Juan Rural Center, which is the commercial center of a 480-acre historic townsite located in western Nevada County on State Highway 49, 15 miles northwest of Nevada City. Situated at a 2,200 feet above sea level, North San Juan is mapped within Township 17N, Range 8E, Section 5, M.D.B.&M. North San Juan is the only Rural Center on the larger San Juan Ridge, a geographic feature extending in an east-west direction for approximately 24 miles between the South and Middle Yuba Rivers in the foothills of the northern Sierra Nevada Mountains.¹

County Assessor's maps reflect 37 separate parcel numbers within the 23-acre Rural Center. For the purpose of this Area Plan, a "parcel" refers to an Assessor's parcel number. Shown on the Assessor's maps are the lot numbers established by the 1874 Official North San Juan Survey Map, which do not necessarily reflect legally separate parcels.



Plan Components and Organization

The Area Plan text is composed of an introductory Chapter, four informational Chapters, a Chapter establishing comprehensive policies and guidelines for development, and a Chapter identifying implementation strategies for Plan goals and policies. Plan Chapters include the following:

- Chapter 1: The Introduction to the NSJ Area Plan identifies the Plan purpose and goals, the legal authority for preparing an Area Plan, a description of the Plan area, the organization of the Plan, and a summary of key issues and recommended solutions.
- Chapter 2: Overview of the NSJ Community, identifying the characteristics of the community, community involvement in Area Plan preparation, and a history of the town.
- Chapter 3: Land Use and Development Chapter, identifying existing conditions and the land use constraints to development, development regulations and recommendations for flexible zoning standards and design guidelines.
- Chapter 4: Public Facilities & Services Chapter, describing existing infrastructure conditions, and identifying additional facilities needed to serve permitted development.
- Chapter 5: Goals and Policies Chapter, establishing the recommendations necessary to achieve community goals.
- Chapter 6: Design Goals and Guidelines Chapter supplements and enhances the Western Nevada County Design Guidelines, providing direction for property and business owners proposing new or re-use development.
- Chapter 7: Implementation Chapter lists the actions necessary to achieve Area Plan land use goals, policies and programs, and a timeline for achieving recommended actions.
- Appendices: Provide Endnotes and Photo Credits to reference information sources used in the preparation of this Area Plan and provide a number of resource documents including the Community Action Plan, pedestrian improvement options, historic photos, and checklists and drawings that serve as useful tools for preparing a development plan for individual sites.

Summary of Area Plan Issues and Strategies

This Area Plan identifies the constraints that restrict the development of lands within NSJ that have been zoned to provide for the service, housing, and employment needs of the local community. The guiding principle for developing this Area Plan is the recognition that a one-size fits all application of zoning standards is not consistent with the community's, or the County's, vision for our historic rural centers. The strategy used in developing this Area Plan is

to provide an area-wide solution by creating flexible development standards, enabling the safe and sustainable community envisioned by the citizens of NSJ and the surrounding population.

Key Issues and Solutions

- Issue: Development within NSJ is constrained by the historic pattern of development within the Rural Center. The small lot sizes, the lack of a public water supply, the limitations of the existing wastewater treatment plant, and the number of non-conforming structures within the townsite restrict even modest development.

Solutions: This Plan proposes to establish a Rural Center Combining district with flexible standards that respect the historic development patterns of our Rural Centers, allowing for off-site parking, and reduced setbacks, landscaping and open space.

- Issue: Affordable housing opportunities are limited by the allocation of zoning to lands with insufficient development potential.

Solutions: This Plan evaluates the need for amendments to the land use and zoning maps in order to increase opportunities for affordable, multi-family housing and community open space.

- Issue: Retention of the diverse and historic character of NSJ while promoting economic development and job creation.

Solutions: This Plan recommends limitations on future expansions of the Rural Center, emphasizes cottage industries in the BP zone, and contains Design Guidelines that conserve the existing scale and diversity of NSJ, reducing the need for an historic preservation designation.

- Issue: Infrastructure constraints limit development opportunities.

Solutions: This Plan identifies the public services needed to develop commercial, business park and multi-family lands, providing clarity of available options, provides sewer and fireflow information of value to property owners, and recommends the prioritizing of grant funds for a community water system for emergency use.

“The alternative to rural sprawl is more compact, town-based development”

-Planning for Prosperity

Chapter 2. Community Overview

Overview of the North San Juan Community

North San Juan is a small Gold Rush town whose nucleus remains on its historic Main Street, State Highway 49. The town is a center of activity for the surrounding San Juan Ridge community, a geographic feature extending in an east-west direction for approximately 24 miles between the South and Middle Yuba Rivers in the foothills of the northern Sierra Nevada Mountains.¹ While a number of historic mining camps and townsites once dotted the San Juan Ridge, North San Juan (NSJ) retains the only remaining commercial block to provide services to the larger community.

Today NSJ has a relatively quiet, small population. Town residents include senior citizens who have lived in the area for 20-30 years, second generation loggers and contractors; and a new generation of residents, with mixed socio-economic backgrounds, who are investing in the townsite, opening new businesses for the first time in decades, providing new services to both residents and visitors.

Like its predecessors, the San Juan Ridge population values its self-sufficiency and its individualism. The diverse mix of residents within NSJ and the larger community that it serves, value the small town ambiance and feel strongly about preserving its natural setting, historic roots and slower lifestyle. The community has expressed, with strong consensus, its desire to avoid the haphazard urban development and generic look common to other historic communities.² A key objective of this Area Plan is the maintenance of continuity between newer, emerging businesses and the established historic buildings in the center of town is

Community Action

Community support for an Area Plan was borne of the cooperative efforts of an ad hoc committee appointed in 2005 by former Fourth District County Supervisor Robin Sutherland. The committee's vision and dedication to the community led to a series of townhall meetings and public workshops that resulted in the preparation of a *North San Juan Community Action Plan* (Action Plan), funded by a U.S. Forest Service grant, and prepared by local Architect Chuck Durrett. Development of the Action Plan incorporated public involvement through workshops and surveys. The Action Plan incorporates the community values and economic goals voiced by local residents. The ad hoc committee's commitment and community enthusiasm was key in influencing the County's decision to prepare a North San Juan Area Plan.



Figure 2.1. Local Art

A Brief History of North San Juan

North San Juan has a long history of human habitation beginning with the Nisenan tribe, a tribe of hunter-gatherers who were displaced by the Southern Maidu several thousand years ago. The Southern Maidu occupied the region until 1850 when large numbers of miners came to Nevada County looking for gold, according to the Nevada County Historical Society.

Located within the Mother Lode, North San Juan has a rich, influential and fascinating history. In the spring of 1853 prospectors Jeremiah Tucker and Christian Kientz developed two acres of rich gold diggings on the west side of San Juan Hill. As the first settler in the area, Kientz named the village “San Juan Hill”, after a town in Mexico where he’d fought as a soldier. Miners swarmed to the area and the camp that grew up around the hill was called “San Juan.” In 1853 the first frame house in NSJ was built, and in 1857 the town was granted a post office, adding “North” to the town name to differentiate it from San Juan in Benito County.

When placer deposits began to wane, hydraulic mining along the San Juan Ridge began, requiring a vast infrastructure of dams and reservoirs, aided by a series of flumes and ditches

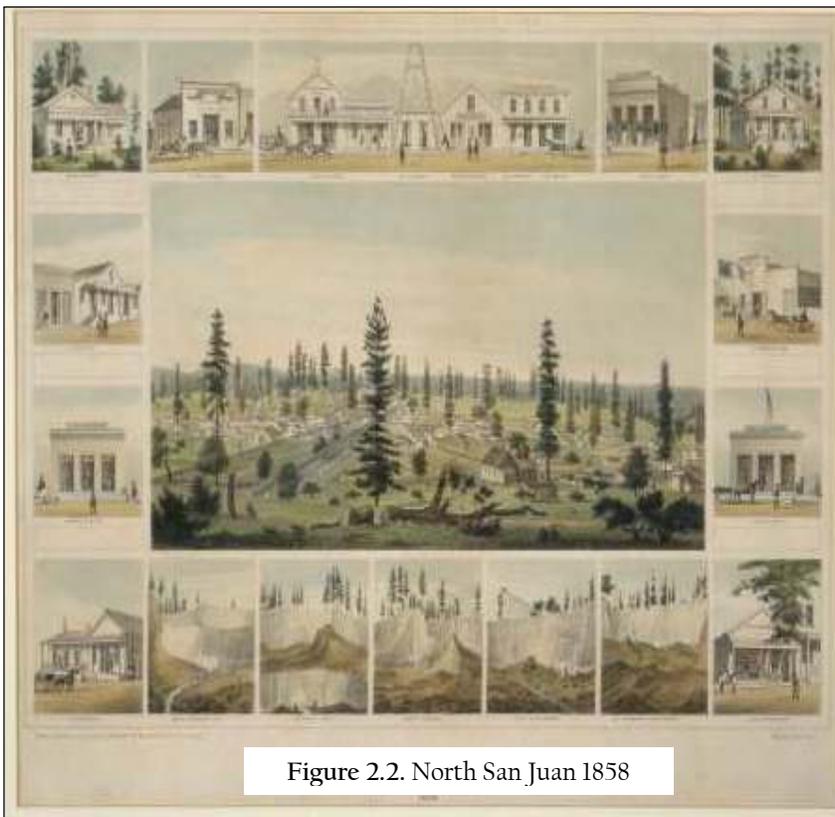


Figure 2.2. North San Juan 1858

which ran for hundreds of miles, bringing water from reservoirs in the Sierra Nevada. In 1859, a three hundred-mile long flume was constructed from the lakes around present Bowman Lake, to North San Juan. This incredible feat marked the beginning of a decade of great prosperity for the town and its several thousand inhabitants. Beautiful residences were built for the gentry, hotels and shops flourished, and rich placers were responsible for the initial growth. North San Juan became the prettiest town on the San Juan Ridge and its trademark was the spectacular overhead flume.

Because water was the vital element in hydraulic mining, the town soon became the headquarters for numerous water companies that supplied the mines. A flume 1200 feet long and 48-feet in height straddled Main Street in North San Juan, bringing water to work the local mines. The Sawyer Decision of 1884 put severe restrictions on hydraulic mining and investors abandoned their mining operations. North San Juan, like other prosperous mining towns, floundered, and by 1924 the town was a shadow of its former self.³

Chapter 3. Land Use and Development

Purpose

The Land Use and Development Chapter provides direction for the future growth and development of the NSJ Rural Center, supplementing and refining General Plan land use policies applicable to rural areas. The purpose of this chapter is to address topics of specific interest to the community, and to establish the land use goals, policies and implementation measures that will encourage and guide development within the NSJ Rural Center.

This chapter is the heart of the Area Plan, identifying the constraints that inhibit opportunities for the development of employment centers and affordable housing, as envisioned by the General Plan for this Rural Center. This chapter establishes a framework of policies and guidelines that will encourage and facilitate development consistent with the goals of the community. The residents of NSJ and the surrounding rural community want to ensure that the town remains a desirable place to live as it develops. To achieve that goal, this Plan seeks to retain the function of the Rural Center as the focal point of the larger community. In addition to providing commercial services to the community, the Rural Center will continue its historic role as a gathering place for social functions, parades, and townhall meetings. Future growth within NSJ should reflect an awareness of and consistency with this vision.

General Plan and Zoning

All lands within the Area Plan are located within the unincorporated territory of Nevada County where land use is governed by the County General Plan and Zoning Regulations. The General Plan maps the County into two land use categories, the higher density Community Regions, and low-density Rural Regions, where growth is limited to those types and densities that are consistent with a rural lifestyle. Within Rural Regions, Rural Centers are established to recognize existing, defined places that serve as centers of activity for the surrounding rural areas, providing commercial support uses for the Rural Region. Land use within a Rural Center is intended to function in an interrelated development pattern that creates a visual identity reflecting the specific character of the rural region. The NSJ Rural Center, established and mapped by the 1995 General Plan, is identified as a multi-purpose center whose function and focus is to provide goods and services to the surrounding rural area.

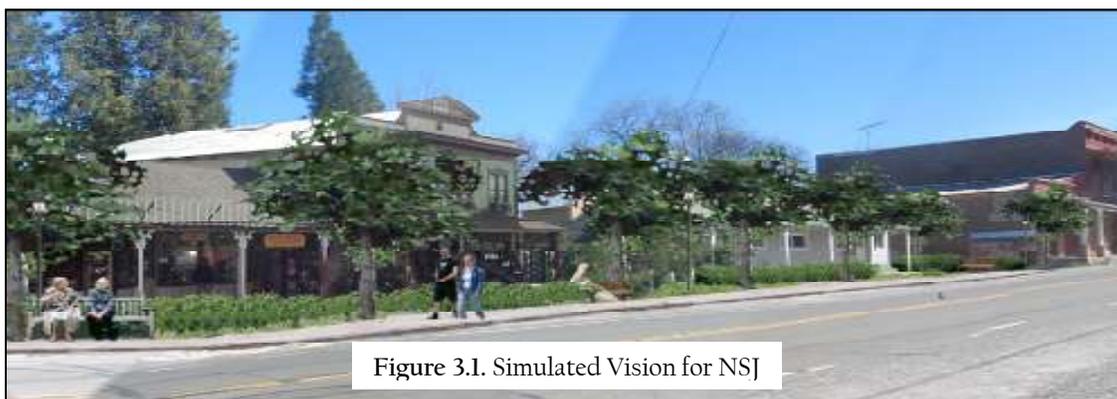


Figure 3.1. Simulated Vision for NSJ

The General Plan identifies the following land use ratios as desirable within the total area of a Rural Center, acknowledging that the percentages may vary to reflect the needs of the community:

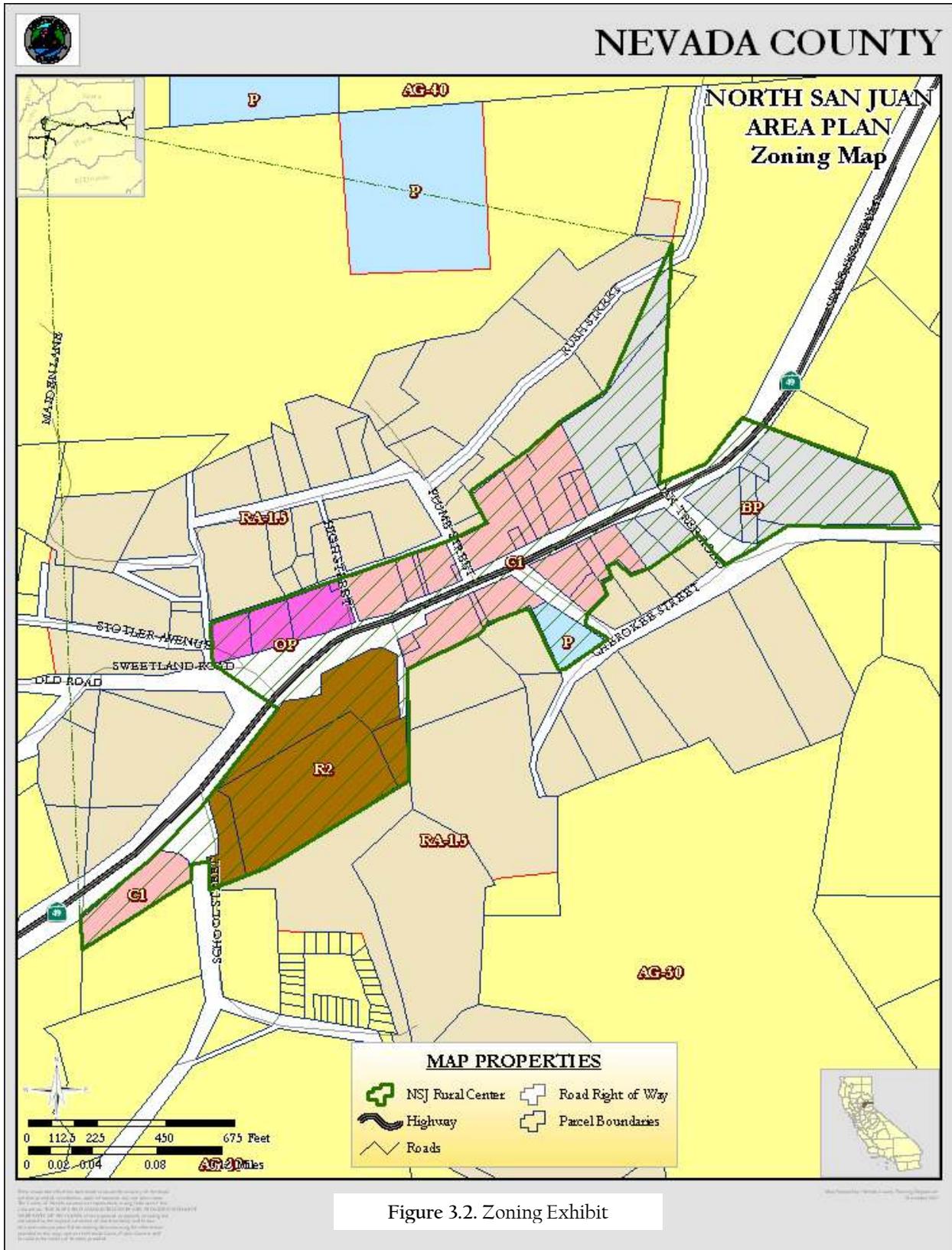
- Residential: 20 percent (20% of the Rural Center = 4.6 acres)
- Commercial: 50 percent (50% of the Rural Center = 11.65 acres)
- Business Park: 10 percent (10% of the Rural Center = 2.3 acres)
- Public and Institutional: 20 percent (20% of the Rural Center = 4.6 acres)

Within the NSJ Rural Center, five separate General Plan designations are mapped with coinciding zoning as listed in Table 3.1 and graphically displayed in Figure 3.1.

TABLE 3.1
CURRENT LAND USE DESIGNATIONS and ZONING

<i>General Plan Designation</i>	<i>Zoning</i>	<i>Number of APNs</i>	<i>Acres</i>	<i>% of Rural Center</i>
Business Park (BP)	BP	8	8.9	40%
Neighborhood Commercial (NC)	C1	21	7.37	31%
Office and Professional (OP)	OP	4	1.28	5%
Urban Medium Density Residential (UMD)	R2	3	5.13	22%
Public (P)	P	1	0.63	2%
Totals excluding roadways		37	23.3	100%

Current General Plan mapping reflects the desired amount of residential and commercial/office land use, twice the desired amount of land for Business Park use, and less than half the amount of desired Public land. Considering the relatively small size of the NSJ Rural Center, the high percentage of BP acreage (40%) may be desirable to emphasize the need for employment opportunities, however, where and how each land use designation has been mapped should be evaluated to determine maximum opportunity for development of all land uses.



Current Zoning

Zoning within the 23+-acre NSJ Rural Center currently supports the following mix of services:

- **CI:** The 7.37-acres of Neighborhood Commercial zoning are situated on 21 parcels. Commercial development includes a gas station/mini-market, one restaurant, one pizza parlor, one bar, two small retail stores, one café, one service/repair business, and one retail nursery. Within the 7.37-acres, 3.69 acres are developed with residential uses.
- **OP:** The 1.28-acres of Office & Professional zoning, comprised of 4 parcels at the west end of the commercial corridor, three of which are developed with residential uses and the remaining .04 acre parcel is developed with a sewer pump station.
- **BP:** The 8.9-acres of Business Park zoning are developed with residential uses and professional offices. One potential BP use, an auto repair shop, was approved in 1982 as a Home Business, accessory to a residential use.
- **R2:** The 5.13-acres of Medium Density Residential zoning does not currently accommodate any housing. R2 lands include the 3.01-acre NSJ Protestant Cemetery, one undeveloped 0.44-acre parcel and an undeveloped 1.6-acre parcel.
- **PUB:** The 0 .63-acres of Public zoning, on one parcel, supports a fire station/community hall.

Adjacent to the Rural Center additional community services are provided by two churches, a Bed & Breakfast Inn, a 26-unit mobilehome park and a Senior Center/community park. Nine of the 37 parcels within the Rural Center are vacant.

Non-Conforming Uses and Structures

Land uses and structures that were established in compliance with zoning regulations, but which do not conform to current standards, are defined by Zoning Regulations as “legal non-conforming.” Non-conforming uses are those uses not allowed within a specific zoning, which

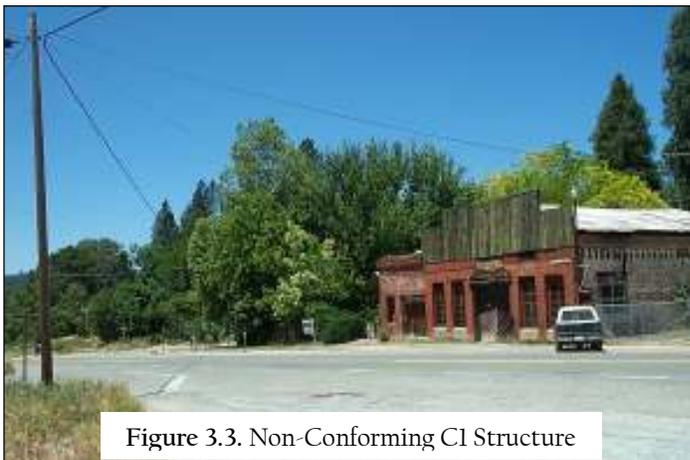


Figure 3.3. Non-Conforming CI Structure

do not meet current development standards or which have not been authorized by a land use permit.⁴ Non-conforming uses cannot be enlarged or intensified, and, if discontinued for a period of one year or more, subsequent uses must comply with current zoning regulations. Non-conforming structures are those which encroach into property line setbacks or exceed height limits, and which, where partially destroyed by natural disaster, may be repaired but with limitations. The intent of non-conforming regulations is to minimize

and reduce non-conformities and eventually bring the uses and structures into conformity with

current development standards, or to eliminate them through abandonment, obsolescence, or destruction, rather than to perpetuate them. An estimated 17-acres, within 25 parcels, comprising 75% of the parcels within the Rural Center, are in use or are developed as legal, non-conforming uses or structures.

Development Opportunities and Constraints

All proposed development, including new construction, additions, and remodels, must comply with the regulations in effect at the time of development. Development of commercial, industrial and multi-family residential lands requires compliance with the County Land Use and Development Code, including Zoning Regulations, Building Standards, Hazardous Materials regulations, Fire Safe Standards, Road Standards and Water Supply Standards. The County Sanitation Code establishes procedures for use of the NSJ sewage disposal system. Applicable State regulations include compliance with CalTrans requirements for encroachment or drainage improvements adjacent to State Highway 49, the California Fire Code, and the California Health & Safety Code.

Opportunities

Current zoning within the Rural Center allows for the following potential uses:

- CI Development Opportunities: 3.69 acres of undeveloped commercial land provide opportunities for additional retail, office and service uses, such as a laundromat, beauty shop, locksmith, or repair shops.
- OP Development Opportunities: 1.28 acres of OP zoning provide opportunity for medical, financial or business services, trade schools, museums, and other support uses such as a parking lot not attached to a specific use.
- BP Development Opportunities: 8.9 acres of BP zoning provide opportunities for fabrication, light manufacturing, and research and development businesses. Business Park development within Rural Centers is intended for “cottage industries” with on-site residences for the owner/operator of the business. The BP lands in NSJ offer expansion opportunities for many of the home businesses that operate in the larger community, including artisans, food processors, and low intensity technology.
- R2 Development Opportunities: 5.13 acres of R2 zoning provides opportunity for 30 affordable housing units.
- Public Development Opportunities: The Public district allows for occupancy by public agencies or by a lessee providing a service for the public agency.

Mixed-Use Development

Mixed-use development refers to the combining of residential and non-residential uses within a single building or on a single site where the uses are functionally and visually connected in a coherent physical design. Where mixed-use is designed to accommodate commercial on the first floor and residential uses on the second or third floor, housing is more affordable because the land is efficiently used and buildings will be cheaper to heat and maintain, contributing to on-

going affordability for residents over time. Mixed-use development maximizes opportunities for onsite parking, reduces commute time and automobile dependence while providing local services and job opportunities close to home. Mixed-use also enhances the economic and social vitality of downtowns by drawing people into the area throughout the day and night, can increase public safety, strengthen neighborhood relationships, create co-worker associations outside of the work place, provide opportunities for children to be watched by the entire community, and can give seniors a greater level of independence. Combining housing and small businesses is a return to the compact development patterns of the 1800's. Early commercial buildings constructed in the Sierra Nevada were built to reflect the unique topography of the area, usually built around horse paths that eventually evolved into roads. Compact downtowns were built primarily with the commercial uses in the center, 2-3 stories in height, with some residential uses mixed in. Buildings were constructed to the edge of the sidewalks, which were often elevated from the narrow roadways to accommodate topography or to allow people to walk a safe distance from horses.^{5,6}

To facilitate affordable housing, the County General Plan Housing Element encourages mixed-use in commercial and industrial zoning districts, requiring that incentives be provided, including relaxed development standards such as reduced parking requirements. Within the Rural Center, the CI, OP and BP districts provide housing opportunities, allowing 4 dwelling units per acre in coordination with development of a commercial or industrial use.

Public Spaces

Town Plaza. The NSJ community hosts a number of fundraising events throughout the year, including the annual Cherry Festival and Parade and an annual Mothers Day Breakfast, drawing residents from throughout the County. The Community Action Plan provided as Appendix G, identifies the community desire for a town square or plaza to serve as a community-gathering place, accommodating local events, farmers markets and daily encounters with neighbors. As an amenity typical to mixed-use development, a town plaza would create opportunities for community interaction while adding visual quality to the Rural Center.



Figure 3.4. Typical NSJ fundraiser

Town plazas are commonly developed on public lands where there is an entity to maintain the site. The only publicly owned lands within the Rural Center are those held by the Fire District and the Cemetery District, neither of which have highway frontage. Creation of a town plaza will require land for desired amenities, such as benches, a community bulletin board, public art, and trees. While Zoning Regulations do not currently address town plazas, the County can support local efforts for such a use by providing development incentives

for the creation of public spaces, and allowing improvements for pedestrian or common areas within any of the zoning districts within Rural Centers.

Streetscape Improvements. Pedestrian improvements within the commercial corridor would enhance activity while at the same time improving public safety. Trees, lighting, benches and trash receptacles would entice tourists to stop and patronize local businesses, as well as encouraging community residents “into town”, both boosting the local economy. A plaza and associated visual improvements in public spaces would also serve as a catalyst, encouraging private property upgrades and attracting new business interests.

Community Support Uses

General Plan policy and Zoning Regulations allow for community support uses in the Residential and Public Zoning Districts. Two facilities are currently available for recreational, educational, and cultural activities within NSJ, the North San Juan Firehouse Community Hall and the NSJ Community Center.

The NSJ Firehouse Community Hall

The NSJ Firehouse Community Hall is a 3,400 square foot former fire station, located on the corner of Reservoir and Cherokee Streets, and owned by the NSJ Fire Protection District, is now used primarily as a community hall. With a large graveled parking lot, and a large kitchen, the hall is a popular facility for public and private meetings, social events and fundraising activities. The hall is currently used for Sunday church services.

In a separate structure on the site, the District maintains a truck bay to house emergency vehicles. Adjacent to this site is an undeveloped 0.80-acre parcel also owned by the Fire District, suitable for dry weather activities.

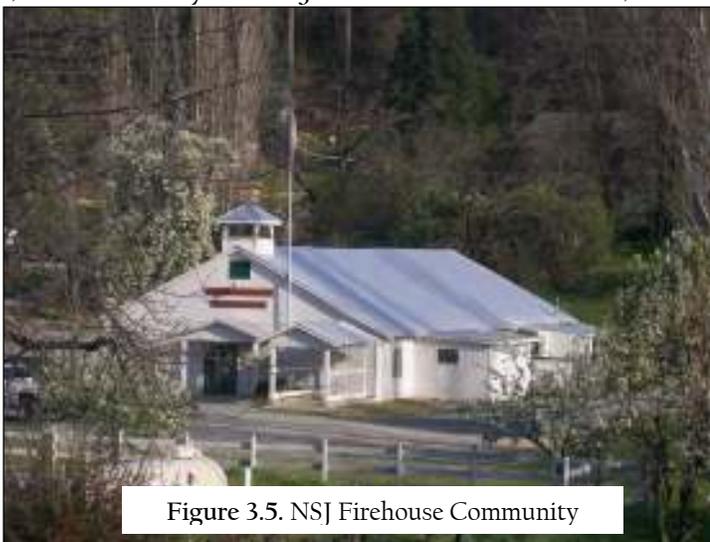


Figure 3.5. NSJ Firehouse Community

The NSJ Community Center

The NSJ Community Center is a 2.24-acre facility comprised of a park and two separate structures, the NSJ Senior Center and the Old NSJ Schoolhouse. The property is jointly owned by two non-profit organizations, the North Gold Senior Mountaineers and the NSJ Activities and Improvement Center (AIC). The two agencies acquired joint title to the property from a judge’s deed in 1998 and manage their buildings independently. Both agencies rely heavily on volunteer labor and fundraising events for operating and maintenance revenue. The Senior Center serves weekly lunches and hosts a food distribution program. The AIC provides a meeting facility with a library and maintains the small community park, constructed in 1988.

The Old NSJ Schoolhouse has been occupied continually as a school and/or community center since 1868 and is listed as a California Historic Place. The building was vacated by the North San Juan School District in the late 1960's, and is in immediate need of extensive repair and restoration work. The historic structure is one of 6-8 remaining examples of schoolhouse



Figure 3.6. NSJ Community Center
Left: Senior Center Right: Old NSJ School

architecture in the Gold Rush Region. If renovated, the building provides an extraordinary opportunity to develop a regional center for educational and cultural uses, such as a community history museum, with a potential for earning revenue.⁷

Constraints

Constraints identified within the Rural Center are both physical and regulatory. Physical constraints include small lot sizes and the infrastructure necessary to serve development; regulatory constraints include the site development standards, including

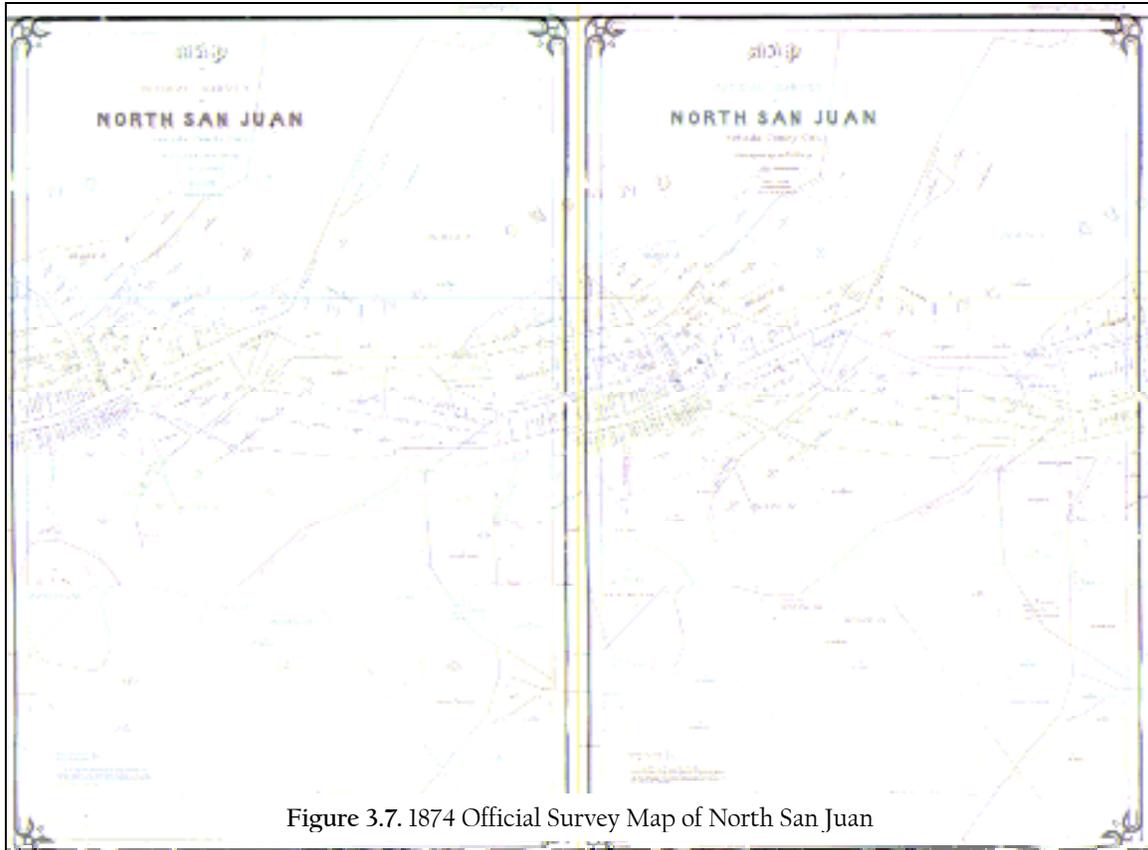
requirements for on-site parking, landscaping, and permanent open space.

Parcel Sizes and Parcel Status

The 37 parcels located within the Rural Center range in size from 0.02-acres to 3.75 acres. Within this Area Plan, the term “parcel” refers to an Assessor's parcel number. While Assessor's maps are created from recorded documents and official records, an Assessor's parcel number is created by the Assessor for the purpose of property valuation and should never be construed to reflect a legally separate parcel for the purpose of sale, lease or finance. The Assessor's Maps include additional information to reflect recorded maps, including the boundaries and lot numbers of the 1874 North San Juan Official Survey Map (“the Survey”). The Survey is not deemed an official map for the purpose of determining legally separate parcels, in that it does not satisfy the provisions for a subdivision as defined by California Subdivision Map Act.⁸ The Survey identifies two “parcels” as alleys, which would not be recognized as building sites.

A parcel is not required to meet a minimum parcel size in order to develop, but the site must be able to satisfy a number of site development standards. Prior to authorizing development, the County must determine whether the subject property is a legally separate parcel in accordance with the Subdivision Map Act and must confirm the accurate location of property lines. Few of the parcels within the NSJ Rural Center have been surveyed since the enactment of State subdivision regulations, requiring title research in order to determine the status of a particular property.

Conversely, where a property may have only one Assessor's parcel number, but recorded documents reflect separate parcels, it may be necessary to combine smaller parcels in order to develop them. Parcels can be combined with a Voluntary Merger or a Boundary Line Adjustment. The County Planning Department can advise property owners on how to determine the status of particular properties, and what procedures will remedy problem parcels.



Infrastructure

Chapter 4 of this Area Plan provides greater detail of infrastructure constraints and issues. For the purpose of identifying development constraints, the following infrastructure constraints are identified:

Sewage Disposal

All proposed development must have adequate sewage disposal service for the proposed use. The Rural Center is served by a public community sewage disposal system with limited capacity, all of which is presently allocated to existing properties within the system's service area. Opportunities for acquiring additional connections are addressed in Chapter 4 of this Area Plan.

Water Supply

There is no public water service available to the NSJ community. Residents receive their potable (drinking) water from individual groundwater wells for which yields vary significantly within the Rural Center. A number of commercial wells have been constructed to satisfy public water system regulations for commercial use. Emergency water supplies are obtained from groundwater wells or from accessible surface water sources (lakes or ponds).

Fireflow

New commercial, industrial and multi-family development must be able to provide an adequate amount of water for emergency firefighting purposes as specified by the California Fire Code. Because there is no public water service within the Rural Center, new development may require access to a water storage system, or the project may need to be redesigned to reduce or avoid needed fireflow. Chapter 4 provides additional fireflow information.

Zoning Regulations

Zoning Regulations identify the allowable uses within each zoning district and the site development standards applicable to development in those districts. While current regulations provide a method for addressing constraints through the use of Variances and/or Management Plans, those methods are limited in use for specific sites. To achieve the goals of this Area Plan, this section identifies site development constraints within the Rural Center and evaluates feasible options to be applied to the area as a whole, recommending solutions that provide for flexible standards as an incentive for development that retains the historic compact, mixed-use development pattern of NSJ. Specifically, this section addresses the constraints of building setbacks, permanent open space standards, landscaping and parking, as follows:

Building Setbacks

A building setback is the distance from which a structure must be separated from a property line or roadway for the purpose of providing open areas around structures, for traffic safety, for access to structures, for separation of incompatible uses, and for defensible space from encroaching wildland fire. Required property line setbacks are established for each zoning district (see Appendix B). Current zoning regulations require that commercial and industrial structures fronting on Highway 49 maintain a minimum 10' setback from the edge of the highway right-of-way boundary, with a 20' mean average setback, which encourages buildings be designed with offsets to avoid a flat, monotonous façade abutting the roadway.

Permanent Open Space

General Plan Open Space Policy requires that urban open space be provided for all multi-family, commercial, industrial and business park development, including development within Rural Centers. The specific open space requirements for each discretionary development project are deferred to the Comprehensive Site Development Standards contained within County Zoning Regulations. The standards must consider non-disturbance of, and open space setbacks from, identified sensitive environmental, biological, or cultural resources.

Chapter 4.3 of County Zoning Regulations establishes mandatory non-disturbance buffers from sensitive environmental, biological and cultural resources. Additionally, open space requirements are required for sites below a 4,000-foot elevation in the Commercial, Industrial, Multi-Family, Public and Recreation districts as shown in Table 3.2.

<i>Parcel size</i>	<i>Required Open Space*</i>
0-1 acres	15%
1+ acres	20%

*Non-disturbed environmentally sensitive lands may count as permanent open space, but required landscaping may not.

The majority of lots within the NSJ Rural Center are developed and are not constrained by environmentally sensitive resources. The permanent open space standards established by Table 3.2 are applicable to those lots. Standards established by Zoning Regulations may be reduced where there are special circumstances or constraints pertaining to a site, and a variance is granted.

Landscaping

On-site landscaping is required for all commercial, industrial and multi-family development; along street frontages, within parking lot interiors, and, where needed as a buffer between residential and non-residential land uses. Landscaping has many benefits for both the business owner and to the community at large; it enhances the built environment, improves property values, reduces heat and glare, tempering motorists' behavior and it creates transitions between competing land uses. Zoning Regulations allow flexibility where it is determined that the site is constrained or where alternatives to the project design will result in the same overall effect.

Parking

Zoning Regulations require on-site parking be developed at the time of new construction, when a structure is enlarged or increased in capacity, and when usage is intensified. Regulations do not differentiate between the parking demands of rural communities and urbanized areas, but do offer the following options to address parking deficiencies:

- Community Parking Lot. Parking lots that are not attached to a specific use can be constructed within the CI and OP zoning districts, subject to approval of a use permit, requiring the lot be constructed to County standards.
- Shared Peak-Hour Parking. Where two or more non-residential uses on a single site are developed as a recognized shopping or professional center, parking facilities may be shared if multiple uses cooperatively establish and operate the facilities, and if the uses generate parking demands primarily during hours when the remaining uses are not in operation or during off-peak periods.
- Parking Studies. The number of parking stalls required for a specific use may be modified if a Parking Study, submitted by a project applicant and prepared by a Registered Professional Engineer/Traffic Engineer, substantiates that the number of stalls needed for the proposed use is significantly different than required by the code.

Existing Conditions

With two exceptions, existing development on the commercial and industrially zoned properties within the Rural Center occurred prior to the adoption of any parking regulations. Many structures were built close together and close to the road edge, leaving little or no room for parking. Of the nine commercial businesses, five have some on-site parking; the remaining businesses have limited or no on-site parking. A privately owned, vacant CI lot on the south side of the highway has been used for commercial parking for decades. While existing businesses currently function with non-conforming parking, development of the remaining 15.3 acres of commercial/industrial land will require compliance with current parking requirements, which may, in many cases, limit their ability to establish a viable business.



Figure 3.8. Parking Along the Highway

Parking Management

The parking standards required by the Nevada County Zoning Ordinance, like many other jurisdictions throughout the state, maximizes the parking supply at each destination, expecting each destination to satisfy its own parking needs. A new parking management approach promoted by the American Planning Association promotes a parking management strategy that significantly reduces the number of parking spaces required in a particular setting. The strategy strives for an *optimal* parking supply, considering too many parking spaces as harmful as too few spaces. Under the new approach, parking facilities are often shared, and it is acceptable for lots to be full, provided that additional parking is available nearby and any spillover problems are addressed. New methods of parking management are being implemented in many cities because it can provide a variety of benefits, including reduced land consumption, cost savings, and more accessible land-use patterns. Fewer parking spaces reduce traffic, congestion, accidents, and air pollution, and improve mobility for non-drivers. Parking management is particularly appropriate in places with compact land-use patterns, such as commercial districts.⁹

Potential Parking Solutions

Within the NSJ Rural Center, a walkable, park-once commercial center would achieve the economic goals of this Area Plan. Provisions for off-site and shared parking can assist the community in reducing the cost of development and loss of open space, can promote pedestrian activity, and restore the historic character of the town. Viable options for resolving on-site parking needs within the Rural Center include: 1) authorizing off-site parking on a centrally located community parking lot, or as on-street parking, 2) allowing for shared parking on adjacent parcels and/or, 3) preparation of a parking study to evaluate rural parking needs for a potential amendment to County parking regulations. The following discussion evaluates each option:

- Off-site Parking. Whether on a community lot or on an adjacent parcel, off-site parking requires assurances that the parking remains open and available to serve the public and that mechanisms are in place to ensure maintenance and public availability, and that a method is in place to provide credit to new development. There are potential sites within the Rural Center that could accommodate a community lot, however, those sites are not all zoned for commercial activity, are privately owned and may require incentives for dedicating commercial land for public use. Options for funding the construction and maintenance of a community parking lot could include the formation of an assessment district or the payment of in-lieu-of parking fees.
- On-street Parking. Where there is adequate roadway width for parallel or angled parking, street parking provides additional benefits, such as: creating a buffer between moving vehicles and pedestrians, and it can reduce vehicle speed due to cars maneuvering in and out of spaces, making motorists more aware of their surroundings.¹⁰ Angled parking allows for a greater number of parking stalls but poses problems, due to varying vehicle lengths and sight distance limitations associated with backing up against oncoming traffic. Angled parking is most feasible when there is an adequate buffer zone between the parking stall and the traveled way of the street. Parallel parking is the preferred design for on-street parking where road widths are narrow.¹¹ On-street parking within the Highway 49 right-of-way could provide additional parking options for the Rural Center but would require additional evaluation by CalTrans to determine where and how angled or parallel parking is feasible.
- Shared Parking. Zoning Regulations currently allow shared parking between two or more businesses on a single site developed as a recognized shopping or commercial center. The compact size of the Rural Center offers opportunities for businesses on separate sites to share parking spaces where the uses generate different peak hour use.
- Ordinance Amendment. Parking ordinances are commonly developed through use of other cities or counties standards, which were originally developed by transportation engineers. Standards were typically formulated to focus on the efficient movement of vehicles, developed to accommodate absolute peak demand for given uses in a single-use setting.¹⁰ County Zoning Regulations currently recognize that the required number of parking stalls for a particular use may not always be necessary, allowing for limited reductions in Rural Centers, and allowing for the submittal of a parking study to reduce the required number of parking stalls for individual projects. An ordinance amendment based on a parking study that evaluates the parking demands for Rural Centers versus more urbanized areas could be beneficial to future development within all rural areas of the County.

Development Review Process

Land Use Permits

The land uses, the development standards and the permit requirements for various types of land uses are established in Chapter II of the Nevada County Land Use and Development Code, Zoning Regulations. Generally, any new development, any expansion of development, or a change in land use, may require a land use permit. All proposed land uses and development projects must comply with one of the following reviews and/or permits:

- Zoning Compliance must be determined prior to the issuance of any building permit, to determine whether a land use permit is required and whether the project satisfies required development standards.
- An Administrative Development Permit may be required for minor additions or changes in land use and requires staff and agency review without a public hearing.
- A Development Permit is required for those uses generally recognized as consistent with the purposes of the underlying zoning district, to ensure compliance with site development standards, and requires review at a public hearing.
- Use Permit is required for those uses that have been identified as compatible with the zoning district but, under some circumstances, may have a detrimental effect on surrounding properties. The use permit process requires a public hearing and allows conditions to be placed on an approval that will protect the environment or the neighborhood.

Unless otherwise required by Zoning Regulations, the Planning Commission reviews projects that entail 10,000 square feet or more of building or use area, and the Zoning Administrator reviews smaller discretionary projects. All development is subject to environmental review unless specifically exempted by the California Environmental Quality Act (CEQA). While there are few undisturbed sites within the Rural Center, undeveloped lands proposing development may require special studies be prepared for sensitive biological and/or cultural resources. Sensitive resources that may be present within the Rural Center include wetlands, riparian areas adjacent to seasonal streams, and landmark oaks having a 36" or greater diameter; steep slopes of 30% or greater; Important Mineralized Areas; and cultural resources. A 2001 Archaeological Inventory, on file with the County, identifies a number of historic sites in the vicinity of the Rural Center.³

Building Permits

The California Building Code requires a permit be obtained for any erection, construction, enlargement, improvement or demolition of buildings, structures or building service equipment, and conversion or changes in occupancy type. Permit review includes a compliance review for building, land use, sewage disposal, potable water supplies, and hazardous material codes and regulations. Prior to the issuance of any demolition permit, a Cultural Heritage Survey form must be completed in order to provide information and possible documentation of historic resources.

Community Design

The character of a community is influenced by many factors, ranging from the size and scale of buildings and the choice of building materials, to the quality of sidewalks and public spaces. Community design can determine the way a community looks and feels and provides a community with a sense of place. This section identifies the unique features and characteristics that define the NSJ Rural Center and methods for preserving that character through the use of design guidelines.

Typical of many Mother Lode communities, NSJ is primarily defined by several 1850's structures that characterize the community as one of many small historic towns along the Gold Rush Trail. The pre-1950's homes and businesses located along Main Street/Highway 49 form the architectural identity of the community. The visual character of the town reflects traditional structures and buildings associated with area history, including working ranches, barns, corrals, rail fences, and other components of rural western life. Historically, commercial businesses were housed within large, imposing two or three-story buildings that were often constructed as separate structures. Upper story porches were commonplace with turned-spindle banisters or ornamental iron railings. Brick and masonry exteriors were chosen for security and longevity. Wood-framed structures often bore clapboard or shiplap siding. Covered walkways were typical with porches supported by turned or square columns. Board sidewalks were commonly

found, sometimes varied to include brick or stone paving. NSJ has a rustic and rugged character that reflects its lively past. The architectural style of the town is simple and reflects examples of Gold Rush architecture. Commercial buildings incorporated balconies, ornate doors, iron windows, and covered porches. Residential design ranged from simple Victorian to postmodern and arts and craft structures. A limited but highly recognizable selection of detail, materials, textures, and theme structures characterize the architecture of NSJ, including varied rooflines, metal roofs, western building facades, horizontal shiplap or brick siding, iron doors and elongated windows. The informality of NSJ is enhanced with buildings no more

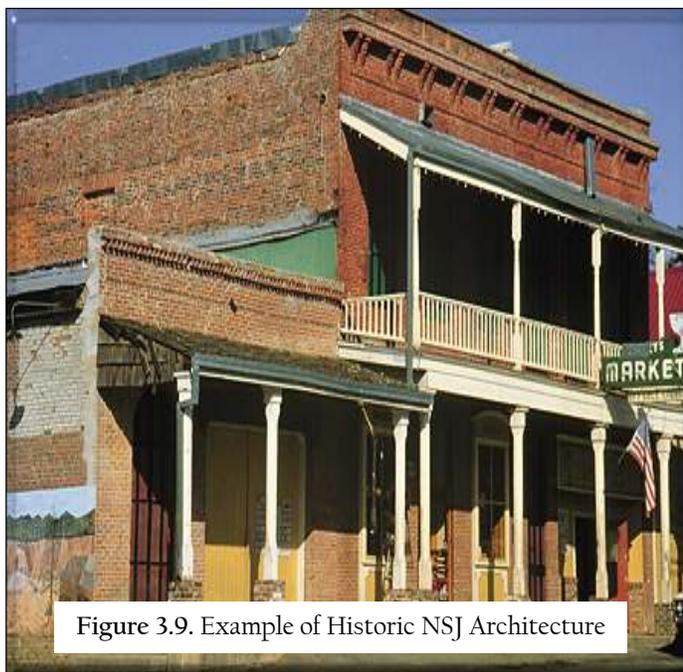


Figure 3.9. Example of Historic NSJ Architecture

than two or three stories high, storefronts close to the sidewalks, and pocket areas for gathering. The five existing businesses within the commercial core operate from historic, 2-story structures.

The visual treatment of new or re-use development in NSJ should focus on retaining that character while working towards a unifying design style. Design should be an integral part of the development process for NSJ, affecting land use patterns, transportation planning, and community livability.

Design Review

County Zoning Regulations establish the authority for design review, a process by which new development can be reviewed for visual compatibility within its community and with the County's stated design goals, as reflected in the General Plan and adopted Western Nevada County Design Guidelines ("the Guidelines"). While the Guidelines are not specific to any particular community, design goals reference the unique characteristics of our small rural communities, including NSJ, by encouraging the retention and restoration of historic buildings and features. Design Guidelines, in general, assist in maintaining and improving the quality of our communities, if close attention is paid to the quality of development, the scale, position and appearance of buildings, the quality of sidewalks, street lighting, benches and landscaping, the width and patterns of the roads, street signage, and other aspects of the public realm.¹⁰

Conservation of NSJ's visual character should be given high priority in the development policy for the Rural Center. Priorities can be accomplished through the implementation of specific design criteria for alterations, additions and new construction, and, where feasible, through the preservation of existing buildings. Historic resource compatibility and preservation can be achieved by: 1) guiding new development to be compatible with architecturally significant resources, without imposing a false, imitative style contrary to contemporary building technology or practices, and 2) protecting existing resources from destruction or aesthetically undesirable alterations. Appendix H contains photographs of existing historic buildings and of structures no longer standing. The purpose of the photos is to create awareness for early NSJ architectural styles and to demonstrate the simple, attractive and historic quality of the architecture.

Summary of Land Use Issues and Solutions

The express desire of the residents of the San Juan Ridge is to allow their only Rural Center to develop commercial and industrial sites while retaining the unique character and small town values of the community. While NSJ is not likely to have a future population large enough to support major new commercial enterprises, providing employment opportunities without substantially degrading the small town's character will be an ongoing challenge. This Area Plan identifies a number of actions that will assist in achieving the revitalization envisioned for NSJ, as identified in Area Plan Goals. The following land use issues and policy recommendations are addressed in Chapter 5 of this Area Plan:

- Implementing Goals, Policies and Programs identify the benefits of retaining the historic development pattern of NSJ and recommend a new Combining District that allows flexible standards within Rural Centers. The new zoning district will assist in facilitating desired economic growth, and in reducing non-conformities in established Rural Centers.
- This Plan recommends the NSJ Rural Center be rezoned to add a new Rural Center Combining District, which will identify the adopted Area Plan and the flexible development standards that serve as incentives for achieving mixed-use, compact development, creating public spaces, shared or off-site parking, and incorporating historic architectural elements into new or re-use projects. Amendments to related

sections of the Zoning Regulations will clarify the applicability of flexible standards for Rural Centers.

- This Plan recommends a limited number of General Plan map amendments that would: 1) decrease non-conformities within the NSJ Rural Center; 2) provide affordable housing opportunities on developable land; 3) adjust Rural Center boundaries to add sites that contribute to the character and purpose of the Rural Center, including historic activity sites, and opportunities for open space and parking; and, 4) to restore pre-1995 land use designations to the post office and an adjacent site. The recommended map amendments would add 9-10-acres of land to the Rural Center, including the NSJ Community Center.
- This Plan recommends a set of reasonable design guidelines that will assist in retaining the historic character of NSJ.
- This Plan identifies the importance of retaining and preserving historic resources and recommends policies that prioritize funding opportunities for repair and restoration of public structures, Design Guidelines that encourage historic character, and flexible standards that provide incentives for incorporating historic design elements into projects.

The Land Use and Development Goals, Policies and Programs recommended in Chapter 5 of this Area Plan address the constraints affecting economic development with the NSJ Rural Center. They provide direction that will assist in preserving the community's uniqueness, history, cultural, and social diversity. Through careful evaluation of existing conditions and opportunities, this Plan utilizes traditional planning tools to establish a foundation that invites private investment, business retention, and community pride.

Chapter 4. Public Facilities and Services

Purpose

This Chapter addresses the public services and facilities that serve development within the NSJ Rural Center, and identifies the service issues that affect development. Public services are provided by a multitude of agencies in western Nevada County, including State and County government, public utilities and special districts, including school districts, fire districts, water districts, recreation districts and a cemetery district. Economic development and community improvement requires that public facilities (the physical structures in which a service is provided) provide for efficient circulation and transportation infrastructure, stormwater improvements, wastewater disposal, water delivery, fire prevention, communications and utilities.

The following public entities serve the North San Juan Rural Center:

- The County of Nevada maintains the County roads in NSJ, and, under contract with Waste Management Systems, provides a facility for the collection and transfer of solid waste within NSJ. Additionally, the County provides a wide range of government services, including but not limited to law enforcement, public libraries, and social services, i.e., public health services, financial assistance for needy families.
- The Nevada County Sanitation District #1 owns, operates and maintains the Community Wastewater system that serves the NSJ Rural Center.
- The State of California Department of Transportation (CalTrans) maintains State Highway 49 and its drainage facilities within the NSJ. Rural Center.
- The North San Juan Fire Protection District provides emergency medical and fire services.
- The Twin Ridges School District provides K-8 school services (no facilities within the Rural Center).
- The Nevada Union High School District (no facilities within the Rural Center).
- The Sierra Community College District (no facilities within the Rural Center).
- The Nevada Cemetery District owns and manages one cemetery within the Rural Center.
- Public Utility services are provided by the Pacific Gas and Electric Company for electrical service, and by SBC/AT&T Telephone and High Speed Internet service.&

This Chapter addresses the following public services: circulation, sewage disposal, water supplies, law enforcement, and fire protection.

Traffic and Circulation

The road system that serves the Rural Center reflects the community's past, consisting of a two-lane highway, and six local roads. State Highway 49, identified as Main Street on an historic townsite map, bisects NSJ, providing access to all lands within and adjacent to the Rural Center. Short feeder streets connect the local roads in a grid pattern, running generally in north-south and east-west directions. Roadways are generally adequate to serve the vehicle needs of planned development within the Rural Center, however, no pedestrian improvements occur along the local roads or the highway. Rural Center roads are listed in Table 4.1, and shown graphically in Figure 4.2., of this Chapter.

Existing Conditions

State Highway 49

The California Department of Transportation (CalTrans) identifies State Route/Highway 49 as a minor arterial highway within the State Interregional Road System. Highway 49 traffic volumes through NSJ are relatively low, averaging approximately 240 peak hour trips, with a Level of Service (LOS) E, meaning that operating conditions are at or near the capacity level. Within the Rural Center the highway right-of-way widths and surfacing widths vary, with a few historic structures constructed at the edge of the roadway. No sidewalk or bicycle facilities exist within or adjacent to the State right-of-way within the Rural Center, however, a Class II Bike Lane is identified as a future project for the entire highway segment extending from Nevada City to the Yuba County Line. Improvements planned for the NSJ area are limited to safety and operational improvements, with normal maintenance and rehabilitation as needed.^{12/13}

In 1969, the State abandoned or relinquished several sections of Highway 49 within NSJ, and title reverted to the Nevada County Superior Court. Those lands, located between School Street and High Street, provide opportunities for community improvements but may require a petitioning of the Court in order to transfer title.¹⁴

The Highway 49 segment through North San Juan is part of the Yuba-Donner Scenic Byway, a U.S. Forest Service Scenic Byway that is also listed in the National Scenic Byway program of the Federal Highway Administration. The Scenic Byway program is intended to create a distinctive collection of American roads, their stories and treasured places. The program is not regulatory, but rather is intended to educate and inform the public.¹⁵ The program assists in generating tourism for the small communities along the scenic routes.



Figure 4.1. Abandoned State Right-of-Way

At the County’s request, CalTrans performed an Engineering and Traffic Survey in October 2005, and based on the results of that study, speed limits on the Highway were reduced at both ends of NSJ. That study is valid for seven years unless there has been a significant change in roadway characteristics or surrounding land use. Additional law enforcement efforts initiated in 2006 by the County Sheriff and the California Highway Patrol have greatly reduced speeding complaints through NSJ.¹⁶

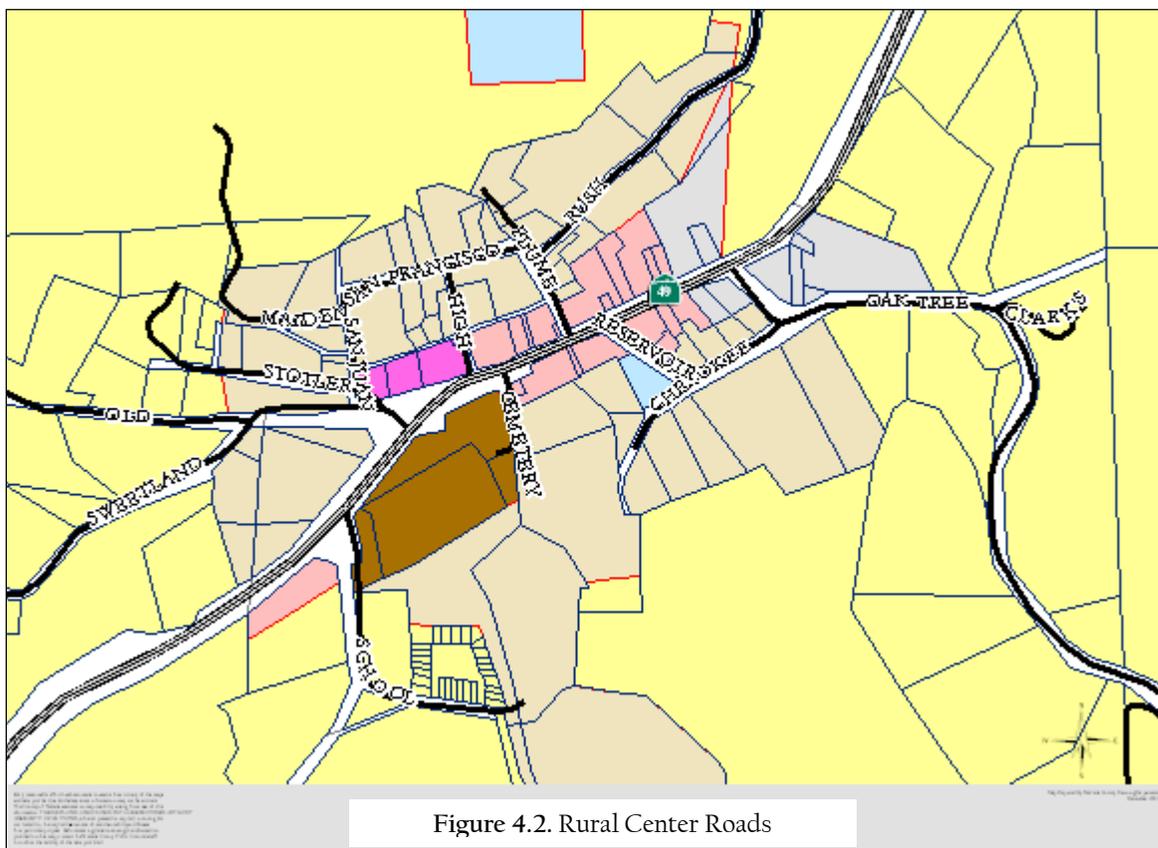
County Roads

The local, County-maintained roads within the Rural Center are those roads identified on the 1874 NSJ Official Survey Map, and generally remain within their original alignments. With the exception of Oak Tree Road, local roads have less than standard right-of-way widths. All but three parcels within the Rural Center have frontage on Highway 49. Future development within the Rural Center may require limited or secondary access from local roads. All development projects must comply with Nevada County Road Standards and applicable General Plan policies, including the payment of traffic impact fees, to offset the cumulative traffic impacts a project may have on the regional countywide road system. Current traffic impact mitigation fees can be obtained from the County Department of Public Works, or the County website.

Table 4.1
North San Juan Rural Center Roads

<i>Road Name</i>	<i>Maintenance Entity</i>	<i>Number of Lanes</i>	<i>Surfacing</i>	<i>Surfaced Width (avg)</i>	<i>Right of Way Width*</i>	<i>Functional Classification</i>
State Route 49 / Main St.	CalTrans	2	AC	24'	50' avg.	Minor arterial
School Street	County	2	AC	12'	28'	Local
High Street	County	2	AC	8'	20'	Local
Cemetery Alley	County	2	AC	6'	20'	Local
Flume Street	County	2	AC	10'	20'	Local
Reservoir Street	County	2	AC	10'	25'	Local
Oak Tree Road	County	2	AC	12'	50'	Minor arterial

*ROW widths are estimated, based on CalTrans ROW maps and the 1864 Official NSJ Survey Map



Pedestrian Improvements

County Zoning Regulations encourage the development of pedestrian walkways to link adjacent uses in Rural Centers. The Western Nevada County Design Guidelines also encourage development that supports walkability in Rural Centers, encouraging streets to accommodate pedestrians as well as automobiles by providing safe sidewalks. The lack of non-motorized pedestrian facilities within the Rural Center is a key concern for area residents; however, funding opportunities for pedestrian improvements in rural, non-incorporated areas is limited, at both the State and County government level.

Community-identified solutions to improve pedestrian safety and reduce speed, generated at townhall meetings and workshops³, include a number of widely accepted techniques that are being implemented throughout the Sierra Foothills. Ideas to promote pedestrian improvements that assist in achieving a number of Area Plan goals include the following:

- Establish gateway improvements at the highway entrances to the Rural Center, which can send a message to motorists that they are entering an active commercial or neighborhood community and that they are expected to slow to an appropriate speed. Improvements can consist of signage, monuments or other strong visually effective features.

- Pedestrian improvements that create pathways and crosswalks, and trees, which provide also cool and preserve asphalt life. These visual improvements increase drivers' awareness of pedestrian activity and can temper driving behavior.
- Minimum building setbacks with shopfronts near the street edge, which also signals to drivers that they have entered an active pedestrian area.

Identified in Chapter 3, the small lot sizes and narrow road widths contribute to development constraints within the commercial corridor along Highway 49. Commercial properties along the highway have minimal area for pedestrian amenities, necessitating an evaluation of State right-of-way improvement opportunities. CalTrans recognizes that a highway may be the only through street or may function as a local street within a non-urban area, and that communities desire their main street be an economic, social, and cultural asset. Tiering off a Federal Highway Administration (FHA) program, CalTrans employs a collaborative "Context Sensitive Solutions" (CSS) approach to designing, constructing, maintaining, and operating a transportation facility that fits its physical setting. The CSS approach uses innovative and inclusive approaches that integrate and balance community, aesthetic, historic, and environmental values with transportation safety, maintenance, and performance goals. While the CSS policies and guidelines are well suited to the needs of NSJ, state budget constraints make innovative approaches difficult to achieve. Opportunities to assist in the funding of pedestrian improvements include State Transportation Planning Grants that focus on pedestrian improvements, California Department of Public Health Kids Plate program funds, and the Rural Community Assistance Program.

Public Transit

Public transportation is provided by Nevada County through the Department of Public Works Transit Division, operating the Gold Country Stage (bus service) for public transit, and contracting with Gold Country Telecare for door-to-door service for persons with disabilities. A Transit Services Commission (TSC), comprised of City and County representatives through a joint operating agreement, establishes the route structure, service areas and fares for County transit services. Funding sources for public transit operations are derived primary from Local Transportation Funds (sales tax revenues), with a lesser amount from State Transit Assistance (STA) funds, derived from gasoline sales tax revenues.¹⁷

Prior to August of 2008, Gold Country Stage Route 10 provided service from North San Juan to Nevada City. California's 2008/2009 fiscal crisis resulted in the loss of STA funding for transit operations statewide. Combined with reductions in sales tax revenues, public transit operations around the state have been forced to cut service and raise fares. In Western Nevada County, transit service to outlying rural routes was eliminated in 2009. Future bus service to NSJ will be dependant on improved economic conditions and funding sources. The community is strongly supportive of public transit services to and from the Grass Valley/Nevada City urban centers.^{18,19}

Sewage Disposal/Wastewater

Within Western Nevada County, public sewer service is provided within the incorporated cities only. In rural areas, individual or community sewage disposal systems are the

predominant method of wastewater disposal. Nevada County Sanitation District #1, a dependent special district staffed by the County Department of Sanitation, provides wastewater collection, treatment and disposal services to 11 zones/communities within the unincorporated County. Property owners within each of the 11 zones are annually assessed for wastewater service. Within the District, system capacity is measured by Equivalent Dwelling Units (EDUs), the capacity required by the average single-family dwelling. Service connections for new development are allocated based on available EDUs. The number of EDUs required for a project is determined by the amount of wastewater generated by the project. Certain low quantity uses may generate less than one EDU a day, but in most cases, the project consultant must determine the amount of wastewater a project will generate.²⁰

In response to an order by the California Central Valley Regional Water Quality Control Board, prohibiting use of septic/percolation systems in NSJ, the town was annexed into the Sanitation District, in 1978, as Zone 4. The NSJ Wastewater Treatment Plant and collection facilities were completed in 1990, designed with two septic tanks and a community leach field to serve a total buildout of 130 families and 8 commercial establishments.²⁰ For the NSJ system, one EDU is equal to an approximate 250 gallons of wastewater generated a day.²¹

A 2009 Local Agency Formation Commission (LAFCo) Draft Sphere of Influence Update reports that there are currently 118 parcels, on 109-acres, within the NSJ Service Zone 4, and another 22 parcels, on 33 acres, are mapped within the Zone 4 Sphere of Influence. The NSJ system is designed to accommodate 125 EDUs, of which 84 are currently utilized, and the remaining 41 have been allocated as Standby EDUs, meaning that all existing sewer capacity of Zone 4 is presently allocated. While the District facilities have sufficient capacity to serve the area currently included in the Zone 4 boundaries, service to the properties within the sphere will require expansion of the District's facilities. Expansion would require the installation of two additional 10,000-gallon septic tanks, an infiltration system, and an expansion of the repair area. Due to the slow rate of development within North San Juan, there is currently no long-range plan for system expansion.²⁰

Chapter 5 of the County Sanitation Code establishes procedures to allow property owners who hold the rights to excess sewer capacity (EDUs) to surrender those allocated units of unconnected sewer capacity to the Sanitation District, and to allow property owners within the same zone of the District to acquire those excess EDUs. Property owners may submit their names to be retained on a first come-first served list maintained by the District. Prior to embarking on a development project, whether new construction or a change of use for an existing structure or site, a property owner should consult with the Nevada County Department of Sanitation to confirm the number of EDUs allocated to the project site, to determine the number of EDUs required for a proposed use, and, if necessary, to submit an application to acquire excess EDUs.

Water Supply

The Nevada Irrigation District (NID) is the only water purveyor providing treated, public water within Western Nevada County, but the district boundaries do not extend north of the South Yuba River. The San Juan Ridge County Water District (Water District) is a small, all-volunteer district formed in the mid-twentieth century to provide seasonal irrigation water to 23 users near French Corral, southwest of NSJ. A 2008 Sphere of Influence Update for the

Water District, prepared by Nevada County LAFCo, reports that the Water District has no plans to expand its facilities, and cannot currently accommodate new customers given its tight financial situation and small pool of residents. The sole source of water for the District is Shady Creek, which is fully appropriated. Citing a 2004 study that indicated a lack of opportunity for the district to consolidate operations with another provider because of its location, LAFCo recommended the district consider whether contractual, functional or actual consolidation with a larger provider like Nevada Irrigation District might make sense.²²

Absent a public water purveyor to operate a water production, conveyance and distribution system for the community, all potable water supplies within NSJ are provided by individual groundwater wells tapped into local groundwater sources. Past pollution problems related to the leaching of sewage into groundwater sources was significantly reduced with the 1977 construction of the NSJ Community Sewage Disposal and Treatment system.

Chapter L-X of the Nevada County Land Use and Development Code, administered by the County Department of Environmental Health, requires that every habitable structure be connected to an approved water supply. All new development must demonstrate an adequate water source prior to the issuance of land use and/or construction permits. The construction or expansion of a groundwater well requires the issuance of a well permit. Consistent with the State Health and Safety Code, commercial wells serving multi-family, industrial, and commercial occupancies that serve an average of 25 individuals at least 60 days out of the year, require a permit for a small public water system and an annual permit to operate the system.

Many of the groundwater wells within the Rural Center were constructed prior to the County permitting requirements established in 1982. While comprehensive data on groundwater characteristics within the area is not available, available County records reflect a number of commercial wells with adequate yield to serve existing businesses. New businesses that do not have an adequate on-site well may obtain drinking water from an on off-site source, subject to a determination that the off-site well is constructed to a commercial standard and has an adequate yield for all uses being served. A Grant of Easement that addresses well-water availability and well maintenance will be required for the receiving site prior to the issuance of any land use or construction permits for the site.

Emergency Services

Law Enforcement

The Nevada County Sheriff's Office and the California Highway Patrol are responsible for law enforcement within NSJ. In response to a growing number of citizen requests for increased law enforcement, the County Sheriff, in 2006, coordinated a series of meetings to allow community input into the development of strategies to address community concerns. The result of those meetings led to the creation of a North San Juan Patrol Task Force, the hiring of two additional deputies, and in 2009, the opening of a Sheriff's Service Center just east of the Rural Center. The Service Center is not staffed full time, but provides a location where deputies can write reports and meet with citizens in a neutral environment.²³

Fire and Medical Services

The North San Juan Fire Protection District provides fire and emergency medical response, fire inspection and prevention services, and first responder hazardous materials response services to the Rural Center. Formed in 1862 to serve the gold rush town, and incorporated as a Fire Protection District in 1986, the District responds to 250 to 300 incidents per year. Fire District Station 1 is located within the Rural Center with a truck bay to house emergency response vehicles and equipment. During summer months, the California Department of Forestry and Fire Protection (CAL FIRE) provides additional services from a station located in North Columbia, approximately 8 miles east of the Rural Center. Emergency medical transport is provided by ground ambulance from Grass Valley and several air ambulance helicopter service providers located throughout the region. The Sheriff's office provides evacuation assistance during a wildfire emergency.²⁴

Fireflow Needs

Fireflow is the adequate rate of water flow needed to extinguish a structure fire. All new commercial, industrial and multi-family development must satisfy fireflow requirements pursuant to the California Fire Code (CFC) and the National Fire Protection Association (NFPA) standards. Requirements for achieving adequate fireflow within NSJ are calculated by the County Fire Marshal in conjunction with the NSJ Fire District. The CFC establishes fireflow requirements for different building occupancy types. The requirements for new development are determined by building square footage and construction type, and could require the installation of a water storage system with fire hydrants. An automatic sprinkler system is required when more than 2,000 gpm of fireflow is needed. Methods for reducing the amount of fireflow provided to a project include the installation of a sprinkler system with fire pumps, if needed, the use of fire-resistive construction, or the separation of fire areas by constructing strategically located separation walls. All fireflow required improvements are the responsibility of the developer.

Emergency water supplies within NSJ are limited due to reliance on groundwater wells and storage tanks. The Fire District maintains a 4,000-gallon water tender and an additional 10,000 gallons of water storage at Station 1 on Reservoir Street. Privately owned storage systems occur on properties at the east and west ends of the townsite. Within the high density Rural Center, a pressurized fireflow system is necessary to serve future commercial and industrial land uses. A 2009 Fire Protection Plan (FPP) prepared by the Fire District identifies the need for a community system to serve NSJ. The FPP identifies a potential site for a 60,000-gallon storage system, a feasible waterline transmission route and a hydrant plan, accompanied by cost estimates associated with the project. The District is seeking funding assistance through a variety of available grants to fund FPP improvements.

In addition to providing additional fireflow for commercial and industrial development within the Rural Center, construction of the FPP improvements will provide an additional emergency water supply for firefighting purposes, which will improve the Fire District's Insurance Services Organization (ISO) rating, which affects local property owner insurance rates.

Summary of Public Facilities and Service Issues and Solutions

Economic vitality in rural communities is dependant on the availability of public services and adequate infrastructure. Within the NSJ Rural Center, public entities maintain the roadways and the community wastewater system, and provide emergency services, schools, and public utilities. This Area Plan identifies the public facility constraints that affect development in the NSJ Rural Center and recommends a number of actions to assist in facilitating improvements in the delivery of public services. The following public facilities and service issues and policy recommendations are addressed in Chapter 5 of this Area Plan:

- Traffic. The two primary traffic issues for the NSJ Rural Center are related to safety: 1) vehicle speed through the commercial area; and 2) the lack of accessible sidewalks or paved shoulders for pedestrian use. Recognizing Highway 49 as the Main Street of NSJ will help to ensure that future improvements will contribute to traffic calming and the walkability of the community. Opportunities for achieving improvements that ensure accessibility will be a challenge, given the limited area available for pedestrian pathways and the lack of State and local funding for improvements within the State right-of-way. To maintain roads, trails, and other transportation facilities at a standard that assures safe public use, Area Plan recommendations include the following policies:
 - a. Encourage gateway improvements into the Rural Center.
 - b. Ensure that all roads within the Rural Center retain their rural, scenic character.
 - c. Support the acquisition of State-abandoned and relinquished rights-of-way within the Rural Center for use as a public space or for a frontage road to service commercial sites.
 - d. Require all projects consider opportunities to contribute to pedestrian amenities along the highway corridor.
- Community Wastewater. There are a limited number of wastewater system connections available for new development. While there is a process in place to allow the transfer of unused connections, opportunities to further reduce the volume of wastewater into the system are not defined. This Area Plan recommends a mechanism be established that allows for the consistent process for reviewing of alternative methods of wastewater reduction.
- Emergency Services. The lack of a community water system to serve developing businesses and multi-family residences is a constraint that cannot be remedied by an individual development. This Area Plan recommends prioritizing grant fund opportunities that will assist the NSJ Fire District in funding a community water storage and hydrant system.

Chapter 5. Goals, Policies and Programs

Purpose

This Area Plan recognizes the importance of North San Juan as a viable and functioning center of activity for the residents of the San Juan Ridge. This Chapter promotes and encourages a compact, mixed-use development pattern that respects the history of the community and provides for flexible standards as an incentive for development that achieves the design goals that are identified for NSJ. This Area Plan promotes cottage industry uses within the Business Park zoning district, encourages second story residences above commercial and industrial development, supports the adaptive reuse of existing structures, the creation of public places, and the preservation of important historic structures.

This Chapter establishes the Goals, Policies and Programs that will assist in achieving the development goals envisioned for the NSJ Rural Center, providing direction for decision-makers during the review of development proposals and serving as an information tool for property owners preparing development plans. The Goals, Policies and Programs established within this Chapter will provide for an appropriate level of growth and development of the NSJ Rural Center while preserving its essential rural and historic character. Regulations are distinguishable from recommendations by the use of the word 'shall' rather than 'should'.

The Goals established within this Chapter and the Design Guidelines in Chapter 6 describe the desirable land use outcome for the community, providing the framework from which policies are developed; Policies support and refine the Goals; and Programs identify the direction and actions the County will pursue to achieve stated goals and policies. Area Plan Design Guidelines contained in Chapter 6 are advisory, serving as an informational tool for property owners preparing development plans and providing decision-makers with direction for designing projects that are consistent with the goals of this Area Plan.

Actions and timelines for implementing the Goals, Policies and Programs presented in this Chapter are provided in the Chapter 6 Implementation Plan. Goals, Policies and Programs are numbered to refer to the Area Plan Chapter providing the background discussion supporting the Goals, Policies and Programs.



Land Use and Development Goals, Policies and Programs

The following section provides the County’s strategy for meeting the land use and development needs of the North San Juan Rural Center. There are many factors outside the County’s control, which act as a land use and development constraint. The purpose of the land use and development goals, policies and programs is to provide flexibility to the existing County land use and development standards, which at times make development in the North San Juan Rural Center difficult.

Land Use and Development Goals

Goal 3.1

Facilitate development within the North San Juan Rural Center by eliminating large areas of nonconformities that are the result of countywide development standards.

Goal 3.2

Ensure that the planned commercial, industrial and multi-family development within the Rural Center is feasible and appropriate.

Goal 3.3

Promote economic development and job creation by respecting the historic development patten of the Rural Center.

Goal 3.4

Increase opportunities to develop affordable housing.

Goal 3.5

Preserve the unique historic and cultural resources of North San Juan.

Land Use and Development Policies

- Policy 3.1 Limit future expansion of the Rural Center to only those sites that have historically contributed to community services and activity.
- Policy 3.2 Encourage compact businesses on individual lots rather than strip development and high traffic generating uses, by discouraging the combining of small lots in order to facilitate oversized projects with the potential to affect the character and affordability of the community.
- Policy 3.3 Encourage retail/service commercial uses that serve the population working and residing in close proximity to the Rural Center, while also drawing business from Highway 49 traffic.
- Policy 3.4 Encourage clean cottage industry that supports work-live development on sites zoned for Business Park development, supporting a variety of “BP” uses that are tailored to the diverse character of the community.

- Policy 3.5 Increase the availability and affordability of housing by encouraging mixed-use dwelling units that are attached to all commercial/industrial development, preferably on a second floor.
- Policy 3.6 Encourage the preservation of existing historic resources, where feasible, by educating property owners on the value of rehabilitation and/or restoration of existing structures rather than new construction.
- Policy 3.7 Demolition of historic structures should be avoided unless the structure is beyond repair or if the structure poses a public safety hazard. Any character-defining feature of historic structures should be retained and incorporated into new structures.
- Policy 3.8 Encourage and assist property owners with the registration of historic landmarks.
- Policy 3.9 Preserve and enhance the visual and historic assets of the Rural Center by implementing area-specific design guidelines to supplement the Western Nevada County Design Guidelines.

Land Use and Development Programs

- Program 3.1 Establish a Rural Center (RC) Combining District that recognizes the historic development patterns of Rural Centers, by providing flexible development standards that promote the efficient use of land.
- Program 3.2 Rezone the North San Juan Rural Center to add a Rural Center (RC) Combining District that identifies flexible development standards as incentives for achieving the following Area Plan goals:
- a. Mixed use, incorporating one or more residential units into commercial or industrial projects.
 - b. Pedestrian building orientation, moving the building close to the street edge, placing on-site parking to the rear or side of buildings.
 - c. Pedestrian improvements along road frontage.
 - d. Shared parking opportunities.
 - e. Public spaces, such as a town plaza.
 - f. Historic architectural elements incorporated into structures, consistent with NSJ Rural Center Design Guidelines.
- Program 3.3 Prioritize funding opportunities for the preparation of a parking study that evaluates the parking demands of Rural Centers, to determine the need for an amendment to County parking requirements.

- Program 3.4 Amend the General Plan and Zoning District Maps for those sites that cannot be feasibly developed for their intended use, which do not accurately reflect historic development patterns, or which increase the potential for community open space or parking.
- Program 3.5 Preserve and enhance the visual and historic assets of the Rural Center by implementing area-specific design guidelines to supplement the Western Nevada County Design Guidelines.
- Program 3.6 Prioritize funding opportunities that assist in the creation or renovation of affordable housing.
- Program 3.7 Encourage commercial development within the Rural Center by allowing limited commercial services within existing, legal non-conforming residences within the CI zoning district.
- Program 3.8 Prioritize funding opportunities to rehabilitate the Old North San Juan Schoolhouse.

Public Services Goals, Policies and Programs

The following section provides the County's strategy for meeting the public service needs of the North San Juan Rural Center. These goals, policies and programs are intended to provide adequate public services to allow for the future growth of the North San Juan Rural Center in a fashion consistent with this Area Plan.

Public Services Goals

Goal 4.1

Recognize State Highway 49 as the Main Street of NSJ.

Goal 4.2

Facilitate development access to the North San Juan community wastewater system.

Goal 4.3

Ensure each development has access to an adequate, reliable and safe water supply at a reasonable cost.

Goal 4.4

Ensure adequate fireflow is available to provide for reasonable for commercial, industrial and multi-family development within the Rural Center.

Public Services Policies

- Policy 4.1** Encourage and support the creation of gateway entries into NSJ on State Highway 49, including signage and/or monuments constructed in compliance with all established safety regulations and design guidelines.

- Policy 4.2** As funding opportunities become available to the County for roadway improvements, pedestrian amenities should be provided within the commercial corridor of Highway 49, for sidewalks or walkways, on-street parking, crosswalks and a covered transit stop, using the attached Appendix E Preliminary Pedestrian Plan, as a guide.
- Policy 4.3** All proposed development within the Rural Center shall be reviewed for opportunities to contribute to pedestrian amenities along the highway corridor, including sidewalks, walkways, and/or trails.
- Policy 4.4** Development of the Business Park sites located between Highway 49 and Oak Tree Road shall establish a common road encroachment to serve all adjoining BP sites, and shall provide pedestrian and vehicular access between sites.
- Policy 4.5** The County will support the efforts of a public agency to acquire the abandoned and relinquished State rights-of-way at the intersection of SR49 and Sweetland Road, for use of the area for public space, as defined in this Area Plan, and for establishing a frontage road to provide access to the three adjacent “OP” zoned sites.
- Policy 4.6** All non-motorized facilities, including walkways, sidewalks, crosswalks, paths, pedestrianized streets, pedestrian plazas, bike lanes and highway shoulders, shall be designed to accommodate wheelchair accessibility, and once established, provide for appropriate management and maintenance programs.
- Policy 4.7** Encourage the connection of new development to existing public water supply systems by facilitating groundwater well easements between properties, where needed.
- Policy 4.8** Ensure fire suppression capabilities for the Rural Center by seeking and prioritizing grant opportunities to fund a community emergency water system.

Public Services Programs

- Program 4.1 The Department of Sanitation shall develop a procedure, for review by the Board of Supervisors, to facilitate the transfer of unused standby connections, e.g., an equitable process for determining time limits for unused, standby connections (EDU’S, or Equivalent Dwelling Units) to the NSJ Wastewater System.
- Program 4.2 To enable a reduction in the wastewater system connections required for individual development projects, the Department of Sanitation shall establish a mechanism for evaluating proposals to utilize alternative methods to reduce wastewater for a specific project.

Chapter 6. Design Goals and Guidelines



These NSJ Rural Center Design Guidelines supplement and enhance the Western Nevada County Design Guidelines, providing direction for property and business owners proposing new or re-use development. These guidelines inform prospective developers so that early design decisions can be made consistent with the goals of this Area Plan, facilitating the review process.

These Guidelines identify both general design detail goals and area-specific goals, i.e., the historic-commercial core (between Reservoir and High Streets), the mixed-commercial corridor (between Reservoir Street and Oak Tree Road), the Office-Professional block, and the Business Park sites.

Design Goals

Design Goal 1

Retain community identity and integrity by ensuring new and re-use development contributes to the historic, compact, mixed-use identity of North San Juan.

Design Goal 2

Promote community identification.

Design Goal 3

Ensure that new infrastructure improvements do not overwhelm the existing built environment.

Design Guidelines

Guideline 1 Pedestrian orientation is strongly encouraged for all new development fronting on Highway 49. Project design should include storefronts and entrances that face the streetedge, providing maximum visibility and easy access. Structures should be built to a walkway or sidewalk, in order to encourage pedestrian activity.

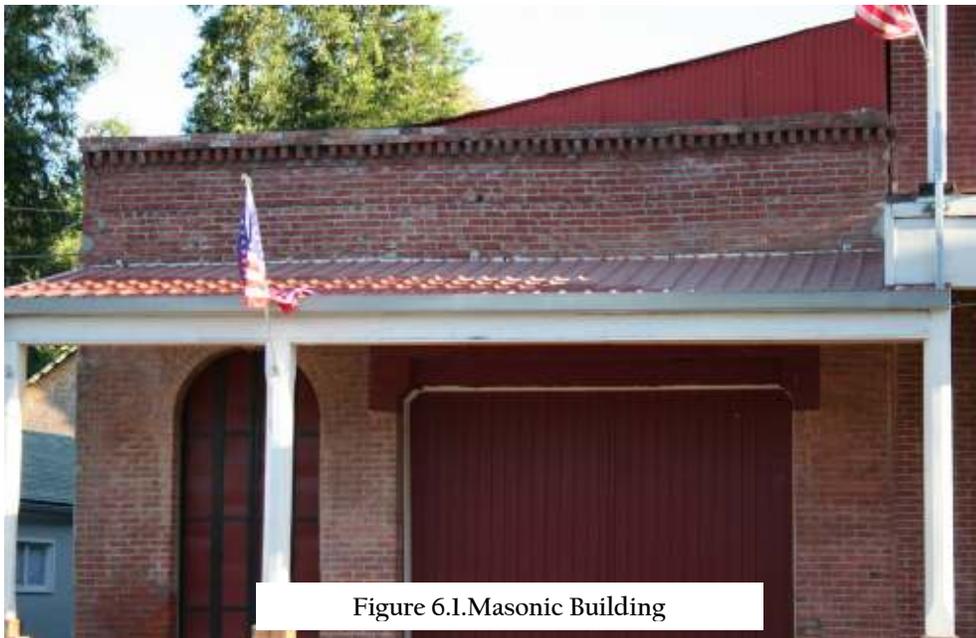
Guideline 2 Visual continuity from historic structures to newly developed areas is important, providing cohesiveness in style and congruity in architecture. The siting, size and scale of new development should be proportionate to and balanced with that of adjacent or nearby structures, stepping down in height, form and scale from the large monument buildings within the historic commercial core, to the small cottage commercial and residential structures in the mixed-commercial corridor.

- Guideline 3** The integrity of existing 1800's-era buildings can be compromised by the introduction of incompatible design elements. Architectural or decorative modifications to these buildings should be simple and limited.
- Guideline 4** All commercial projects should complement the design style of existing historic structures without imposing a false, western style. New buildings should maintain the basic window and door proportions and placement patterns seen traditionally in NSJ.
- Guideline 5** The architectural details and features of pre-1950's structures should be incorporated into new projects, including covered porches and entries, pitched roofs, horizontal wood siding, and vertically-centered, long, narrow multi-paned windows. Large expanses of glass should be avoided. The use of building facades should be limited. The use of muted colors, natural materials, pitched roofs and detailing should be consistent throughout the Rural Center.
- Guideline 5** New buildings should respect the use of material combinations that presently define the historic commercial core. Construction materials should complement and support the pre-1950's architecture of the Rural Center, integrating a mix of traditional, rough-textured materials, including brick or painted wood for siding and window trims, metal roofs and doors. Natural materials, such as brick, stone, copper, etc., should be left the original color. Shiny materials such as steel and aluminum and large plate glass windows should be avoided. Neither stucco nor overly decorative, i.e., gingerbread Victorian, elements are compatible with the architecture of NSJ.
- Guideline 6** Details such as wall surfaces constructed with patterns, changes in materials, building pop-outs, columns, and recessed areas should be used to create shadow patterns and depth on the wall surfaces.
- Guideline 7** Different parts of a building's façade should be articulated by the use of color, the arrangement of façade elements, or a change in materials to help break up the massing and create an image of a project that has been developed over time.
- Guideline 8** At the street level, windows should have pedestrian scale and detail. Color variation and detail should be provided by window framing.
- Guideline 9** Storefront windows and doors should be of the same style. The line established by uniform storefront heights helps to establish a sense of scale for pedestrians.
- Guideline 10** Storefront windows, display cases, and other elements that provide visual interest to façades should be provided along street frontages. Clear glass is

recommended on the street level to create interesting interior shop views for pedestrians. Windows on upper floors should relate to the window pattern established on the ground floor.

- Guideline 11** Awnings should be made of cloth, not plastic or vinyl and should be high enough so as not to inhibit pedestrians. Awnings should only be placed on top of doors, on top of windows, or within vertical elements when the façade of a building is divided into distinct structural bays. Awnings should not be wrapped around buildings in continuous bands.
- Guideline 12** New commercial development is encouraged to design for continuity of access to buildings, aligning driveways and parking areas for easy pedestrian movement between uses. The use of building projections and architectural features should allow for pedestrians to move easily between buildings.
- Guideline 13** Office and Professional development use should consist of low intensity office buildings designed to preserve existing trees and to retain a residential character similar to the bungalows or craftsman style homes in the community.
- Guideline 14** Business Park (industrial) development should be designed to complement the style of the historic industrial buildings in NSJ, using brick, wood and metal materials. Where multiple buildings occupy a single site, the buildings should be sited as close together as possible and be designed for consistent proportion, height and scale, with complementary building materials and architectural elements.
- Guideline 15** All signs within the Rural Center should relate to each other visually, in size, shape, color, materials, and placement, including the use of projecting, flush or awning signs. Roof signs are not compatible with the Rural Center architecture. Three-dimensional signs are strongly encouraged.
- Guideline 16** Fencing should be used sparingly and solid fencing is discouraged. Where necessary for security, fencing should help define the historic character of the Rural Center, with colors and texture accenting or blending with buildings on the site.
- Guideline 17** Overhead utility service lines should be placed underground to protect scenic resources.

- Guideline 18** The development of gateway features at the Highway 49 entrances into the Rural Center should complement surrounding open spaces and the historic character of NSJ. Structural amenities, including community identification signage or monuments, should incorporate natural materials and colors, and native landscaping.
- Guideline 19** The placement of plaques or landmarks commemorating events on historic buildings or locations is encouraged if consistent with the guidelines used by the Nevada County Historical Landmarks Commission.
- Guideline 20** Alterations to existing structures of cultural, historic or aesthetic merit should be carefully designed to preserve the integrity of the resource. The rehabilitation of existing structures is strongly encouraged where feasible.
- Guideline 21** Public art, street vendors, and sidewalk cafes are encouraged where they safely promote pedestrian activity and local history. Murals that represent the area’s unique history and people of significance can be an appropriate addition to North San Juan.
- Guideline 22** Development of a central parking area should be sized consistent with the scale of development within the Rural Center.



Now houses the NSJ Market & Brass Rail

Design details: Brick and metal siding, Curved doorway / metal cover, Parapet roof in front Metal roof over walkway, Detailed door trim

Chapter 7. Implementation

Purpose

This Area Plan is the policy framework and action plan for the North San Juan Rural Center. Area Plan implementation will be achieved through a commitment by the County and by business and property owners within North San Juan. The County will guide development within the Rural Center through the enactment of the policies and programs contained within Chapter 5 of this Area Plan. With the one exception for off-site parking recommended by this Plan, allowable land uses that are established by both the Nevada County General Plan and adopted Zoning Regulations are not altered by this Plan.

There are many challenges to revitalizing a small, unincorporated town, including the identification of funding for infrastructure improvements, phasing of improvements, the coordination of multiple responsible agencies, public expectations vary, and there are often competing interests. Community building occurs one step at a time and adoption of this Plan will not result in immediate change. Significant and lasting change will occur over time through the implementation of this Area Plan, both with immediate actions, through the application of flexible standards, and through community support. Long range planning for NSJ does not end with the adoption of this document and it is important to continue with the steps necessary to bring about the vision of the Plan. As the policies of this Area Plan are implemented, the impact on landowners must be carefully considered to ensure landowners will not be deprived of the reasonable use of their land. The County will set priorities for implementation and will periodically reexamine Area Plan goals; this Area Plan is intended to be a living document that can be changed and updated as local conditions change.

Concurrent with Area Plan adoption, the following additional legislative actions would be required:

- The creation of a Combining Zone District that allows for flexible site development standards;
- A rezoning of each parcel with the Area Plan to add a combining district that acknowledges the applicability of the adopted Area Plan to commercial, industrial, multi-family and public development projects and which identifies the flexible standards applicable within the NSJ Rural Center;
- General Plan map amendments and rezonings for a limited number of parcels in and adjacent to the Rural Center.; and
- Limited amendments to select Zoning Regulations to allow offsite parking in all zoning districts and to identify the flexible development standards allowed within the NSJ Rural Center.

Timelines

In order to implement a number of the recommendations contained in this Area Plan, policy decisions will be made by the Board of Supervisors and may require future actions. While this

Area Plan supports public open space and community improvements, such improvements on private land will be dependant on willing landowners and responsible public agencies.

Funding

Funding for desired improvements may come from more than once source. Improvements on private land may require the use of non-public funds. Funding for identified projects may come from a combination of State and local resources upon availability. Funding for any County-initiated project will need to be identified before undertaking a project. Special districts have the opportunity to partner with the County for joint funding of projects. Funding for projects within the State right of way may come from a mix of federal, state and local funds and may include non-road construction improvements for transportation needs such as pedestrian sidewalks and trails, facilities for cyclists, and context-sensitive design amenities that promote public safety.

Implementation

Implementation measures are embedded in many of the policies contained in this Area Plan. The following Matrix identifies the timelines and agencies responsible for implementing the Action Policies established in Chapter 5 of this Area Plan.

**TABLE 7.1
SUMMARY IMPLEMENTATION TABLE**

<i>Program</i>	<i>Action Date</i>	<i>Implementing Agency</i>
Program 3.1	Upon Area Plan adoption	Planning Dept.
Program 3.2	Upon Area Plan adoption	Planning Dept.
Program 3.3	Prioritize for first available funding opportunity	Planning Dept
Program 3.4	Upon Area Plan adoption	Planning Dept.
Program 3.5	Upon Area Plan adoption	Planning Dept.
Program 3.6	Prioritize for first available funding opportunity	Planning Dept/HCS
Program 3.7	Upon Area Plan adoption	Planning Dept.
Program 3.8	Prioritize for first available funding opportunity	Planning Dept/HCS
Program 4.1	Commence within 90 days of Plan adoption	Dept. of Sanitation
Program 4.2	Commence within 90 days of Plan adoption	Dept. of Sanitation

APPENDICES

- APPENDIX A.** ENDNOTES AND PHOTO CREDITS
- APPENDIX B.** GENERAL PLAN CONSISTENCY
- APPENDIX C.** SITE DEVELOPMENT STANDARDS
- APPENDIX D.** PARCEL AND PERMIT DATA
- APPENDIX E.** CHECKLIST FOR DEVELOPMENT PROJECTS
- APPENDIX F.** PRELIMINARY PEDESTRIAN PLAN
- APPENDIX G.** COMMUNITY ACTION PLAN* (Available in Hard Copy Only)
- APPENDIX H.** BUSINESS RESOURCES AND FUNDING
- APPENDIX I.** HISTORIC PHOTOS
- APPENDIX J.** HISTORIC PRESERVATION RESOURCES
- APPENDIX K.** CULTURAL HERITAGE SURVEY

Appendix A. Endnotes and Photo Credits

Bibliography

- ¹ Durham, David L. (1998); [*California's geographic names : a gazetteer of historic and modern names of the state*](#)
- ² *Community Action Plan* prepared by McCammant and Durrett Architects, December 2006
- ³ *Archaeological Inventory prepared for the Milano Property in North San Juan*, prepared by Hank Meals, Heritage Resource Survey, Research and Evaluation, January 26, 2001

Chapter 3. Land Use

- ⁴ County Counsel Opinion dated November 20, 2003
- ⁵ *Mixed Use Development Study*, funded by CDG Funds and accepted by County Resolution 05-479
- ⁶ *Building Vibrant Communities Handbook*, Sierra Business Council 2005
<http://www.sbcouncil.org/Publications/Mixed-Use-Handbook>
- ⁷ *Restoration Feasibility Report for the North San Juan School House*, prepared by Bruce Boyd Architect, September 2002
- ⁸ County Counsel Opinion dated January 23, 2007
- ⁹ American Planning Association, *Parking Management Best Practices*, 2006
- ¹⁰ Sierra Business Council, *Planning for Prosperity*
- ¹¹ Caltrans' *Main Streets: Flexibility in Design and Operations*, dated January 2005

Chapter 4. Public Facilities and Services

- ¹² CalTrans Transportation Concept Report for 2000 through 2001, Segment 8 of District 3.
- ¹³ CalTrans 2008 All Traffic Volumes on CSHS (Annual Average Daily Traffic):
<http://traffic-counts.dot.ca.gov/2008all.htm>
- ¹⁴ Correspondence from CalTrans and the Department of Public Works
- ¹⁵ Federal Highway Administration's Scenic ByWay Program:
<http://www.byways.org/learn/program.html>
- ¹⁶ Richard Kimball, Nevada County Undersheriff and Sergeant Michael Lawrence, California Highway Patrol
- ¹⁷ *Western Nevada County Transit Development Plan Update 2008*, Nevada County Department of Public Works
- ¹⁸ California Transit Assn Newsletter 9/17/09
- ¹⁹ *Draft Sphere of Influence Update for Sanitation District No. 1*, prepared by Nevada County LAFCo, June 2009
- ²⁰ Final Subsequent Environmental Impact Report for the Nevada County Sanitation District No.1, for North San Juan, July 1987.
- ²¹ Gordon Plantenga, Wastewater Operations Manager, Nevada County Department of Sanitation
- ²² *Sphere of Influence Update for the San Juan Ridge County Water District*, prepared by Nevada County LAFCo, March 2008

- ²³ Board of Supervisors Meeting Minutes 11/14/06; and 2/3/09 Press Release from the Co. Sheriff's Office.
- ²⁴ *North San Juan Fire Protection District Community Fire Plan*, dated 2005

Photo Credits

- Cover drawing: *Community Action Plan* prepared by Architects McCamant and Durrett
- Figure 2.1 Staff photo
- Figure 2.2 Drawing by Kuchel and Dresler, referred to as California Views, online UC Digital Library
- Figure 3.1 Photo simulation from the *North San Juan Community Action Plan* prepared by Architects McCamant and Durrett
- Figure 3.2 Nevada County Planning
- Figure 3.3 Staff photo
- Figure 3.4 Staff photo
- Figure 3.5 Staff photo
- Figure 3.6 Staff photo
- Figure 3.7 *Community Action Plan* prepared by Architects McCamant and Durrett
- Figure 3.8 Staff photo
- Figure 3.9 Staff photo
- Figure 4.1 Staff photo
- Figure 4.2 Nevada County Planning
- Figure 6.1 Nevada County Planning

Appendix I. Historic Photos: Online Archives of California, California Digital Library, UC Regents, Courtesy of The Bancroft Library, University of California, Berkeley. Oac.cdlib.org

Appendix B. General Plan Consistency

The North San Juan Area Plan supplements the Nevada County General Plan by providing additional detail specifically applicable to North San Juan

The goals, objectives, and policies of the North San Juan Area Plan are consistent with the Central themes and supporting themes, planning principles, goals, objectives and policies contained within the Nevada County General Plan. Although the Area Plan recommends amendments to the General Plan land use map and the zoning district map, the proposed amendments will re-allocate existing land use designations mapped for North San Juan; no new General Plan designations will be added to the Rural Center.

General Plan Philosophy

The Central themes of the Nevada County General Plan include:

Fostering a rural quality of life;

Sustaining a quality environment;

Development of a strong diversified, sustainable, local economy; and

Planned land use patterns will determine the level of public services appropriate to the character, economy and environment of each region.

Applicable General Plan Goals, Objectives and Policies

General Plan Goals and Objectives are statements of aims and desired future conditions relating to land use in Nevada County. Policies identify the direction and actions that the County will pursue to achieve the goals and objectives.

Land Use

Policy I.1 The General Plan divides the County into *Community Regions* and *Rural Regions*. All portions of the County not included within a *Community Region* shall be considered to be within the *Rural Regions* of the County. Within these *Rural Regions*, growth is provided for only those types and densities of development that are consistent with the open, rural lifestyle, pastoral character, and natural setting which exists in these areas. *Rural Places* are established within the *Rural Regions* to recognize the existence of defined places as centers of activity for the surrounding rural areas, each containing some combination of residential or commercial uses. *Rural Centers* are intended to provide supporting commercial uses for the *Rural Regions*.

Goal I.3 Within Rural Regions, maintain and enhance the county's pastoral character, existing land use patterns, rural lifestyle, and economy in their natural setting.

- Policy 1.5.l The Office and Profession (OP) designation is intended to provide for office uses, business, medical, dental and other professional, as well as supporting business services, at intensities of development, which complement other commercial centers and are compatible in scale with nearby residential neighborhoods. Such designations shall be located only in *Community Regions* or *Rural Centers* and shall have convenient, controlled access to arterial or collector roads.
- Policy 1.5.m. The Business Park (BP) designation is intended to provide for a variety of related and mutually supporting manufacturing, distribution, processing, service, and research and development uses. Development within this designation shall consist of light industries and supporting business and service activities, which are conducted within enclosed structures and do not create external vibration, noise, glare or other hazard. Accessory uses typical for such development may include residences required for on-site security, dining, or recreational facilities for employees. These uses are contained within a planned environment, which has a “campus” character providing a high level of on-site amenities. A comprehensive master plan for the entire site shall be required prior to approval of any development.
- To provide for employment in proximity to residents outside the major employment centers of the County, development of *Village* or *Rural Center* Business Parks (BP-V or BP-RC) is also included within this designation. Such development shall be located within a designated *Village Center* or *Rural Center*, with an emphasis on smaller scale processing, service, and research and development uses which are more compatible with the character of *Village* and *Rural Centers*. Business Park development within these centers is also intended to provide for “cottage” industries with residential use for the owner/operator on the premises.
- Policy 1.5.r. Open Space (OS) is intended to provide for land primarily in public ownership, which is dedicated to recreation, resource and habitat preservation, and protection of environmental resources, and which typically allows only recreation or very low-intensity limited uses, such as, but not limited to, visual corridor preservation, interconnecting wildlife corridors, slope protection, preservation of ditches, railroad rights-of-way, historic trails, agriculture, and timber production. This designation shall also provide for the designation of land in private ownership permanently devoted to open space through clustering or other open space requirements.
- Policy 1.7 Within the *Rural Region*, *Rural Places* are established to define places as centers of activity for the surrounding rural areas. *Rural Places* are established for Alta Sierra, Cascade Shores, Cedar Ridge, Chicago Park, Red Dog/You Bet, Rough and Ready, North San Juan, Washington, Soda Springs, and Hirschdale.

The pattern of development for each *Rural Place* as shown on the General Plan Land Use Maps shall reflect its specific character providing for recognition of the existing focus and function. This focus shall recognize the function, as multi-purpose *Rural Centers*, of Cedar Ridge, Chicago Park, Rough and Ready, North San Juan and Washington, all of which provide goods and services to the surrounding areas;

Policy I.8 Rural Region Area Plans are an optional planning tool whose purpose is to allow a more specific treatment of a *Rural Region* area, especially its unique characteristics. Each *Rural Region* Area Plan must contain at least one *Rural Place* and related territories based upon topographical and watershed boundaries. *Rural Region* Area Plans are to complement and assist in the further implementation of the goals, objectives, and policies of the General Plan.

Policy I.9 Rural Centers are intended to provide for the development, within Rural Places, of existing centers to provide a focus for *Rural Regions*. Such centers should have a mix of uses, which may include residential, commercial, office, business park, and public or institutional uses, grouped together and interrelated to form a functional and cultural center, and to create a visual identity related to the rural character of the region.

To achieve a desired mix of activities within the *Rural Center* and to ensure that adequate land area is maintained for commercial uses serving the *Rural Regions*, the following are considered to be typical desirable ratios for these uses in relation to the total area of the *Rural Center*; however, the actual ratios of land use in each *Rural Center* may be varied to reflect its particular needs and character:

- a. Residential - 20 percent
- b. Commercial - 50 percent
- c. Business Park -10 percent
- d. Public and Institutional (including recreation and dedicated open space) - 20 percent.

Within the Rural Center, pedestrian ways and green ways should link areas internally and also provide external links to pedestrian and trail systems. The Rural Center should have convenient, controlled vehicular access from arterial or major collector roads. Provision of water and sewer service through public or on-site community systems is also desirable to serve the ultimate planned development of the centers. Two Rural Centers are established for Alta Sierra and Rural Centers are established for Cedar Ridge, Chicago Park, Rough and Ready, North San Juan, Washington, and Soda Springs.

Future development of *Rural Centers* may require the formation of an entity, such as an area service district, to provide for the necessary services. Where

appropriate in conjunction with the formation of such an entity, a Specific Plan may be required to ensure that comprehensive planning is accomplished for the overall future development of the Center.

Policy 1.10 Future development within the following land use designations shall be considered to be appropriate within *Rural Centers*.

- a. Neighborhood Commercial
- b. Office-Professional
- c. Business Park
- d. Urban Medium Density Residential
- e. Urban Single Family Residential
- f. Residential
- g. Public

These uses provide the opportunity for mutually supporting development in a focused center to provide goods, services and employment for residents of *Rural Places* and the surrounding *Rural Regions*. The grouping of such uses in compact, defined centers also provides the opportunity for more efficient provision of public services than would be possible in a more dispersed pattern.

Policy 1.19 The General Plan Land Use Designations shall be implemented through adoption and application of compatible zoning districts of the County Zoning Regulations consistent with the Land Use Designation Compatibility Matrix, and through adoption of zoning district maps consistent with the land use designations.

Policy 1.20 Where possible, industrial uses should not be placed adjacent to public facilities or institutional uses. New or expanded industrial uses that abut a public facility or institutional use should provide a buffer area so as to mitigate visual, noise, light and glare, and other adverse impacts. However, these criteria do not apply to uses which abut public or institutional uses of an industrial character, such as the corporation yard.

Policy 1.25 The County strongly supports home occupations and cottage industries in both *Community and Rural Regions* as a means of providing convenient employment opportunities and decreasing dependence on the auto. To ensure home occupations are in keeping with the residential or rural character of the neighborhood or area, home occupations shall be subject to administrative permits; whereas, cottage industries shall be subject to conditional use permits or such other permit process as may be lawfully established in the Zoning Ordinance.

Public Services and Facilities

Policy 3.17 The use of community sewer and/or water systems are encouraged where such systems are economically feasible for the intended service area.

Open Space

Policy 6.5 Within all Village and *Rural Centers*, as well as multi-family, commercial, business park and industrial development, the County shall require that appropriate areas be provided for urban open space in accordance with applicable zoning regulations and the Comprehensive Site Development Standards. Recreational use of urban open space shall be designed to minimize impact on sensitive environmental and/or biological values.

Policy 6.9 Development standards for project design, grading, construction and use, established through the Comprehensive Site Development Standards, shall be used in project review of all discretionary project permits to determine open space requirements for each project.

These standards shall provide for consideration of non-disturbance of, and open space setbacks from identified sensitive environmental, biological, or cultural resources, e.g. 100-year floodplains, wetlands, slopes in excess of 30% (excepting access across slopes up to 30%), lakes, ponds, significant historic or archaeological sites/resources, critical wildlife areas, minimization of land disturbance, consistency with the landforms and aesthetic context of the site, temporary and permanent erosion and sedimentation controls, and vegetation retention, replacement and enhancement.

Housing

Policy H 8.1.5.c Ensure an adequate supply of land to meet the County's share of regional lower-income housing needs during the period from January 1, 2004 to December 31, 2008 through the following:

- c. Mixed-use residential development, at a density of four units per gross acre, shall be permitted in all new and existing retail (C1, C2, C3 and CH) and office (OP) developments that are in excess of 10,000 square feet. (IP H 8.1.4)

IP H 8.1.4 Allow four units per acre in retail, office and office professional projects.

Amend the Zoning Regulations to clarify that the four unit per acre allowed residential density for mixed-use projects is based on the gross lot size, without deducting the portion of the site used for a "commercial" buildings. Provide incentives for mixed-use development that include, but are not limited to relaxed development standards, reduced parking requirements (see also Program H.8.1.10) and expedited development review procedures as provided in Program H.8.4.5 for lower income and seniors.

Aesthetics

Policy 18.2 The County may adopt Specific Design Guidelines for areas within *Community Regions*, *Rural Places*, and *Rural Centers* to provide for the

maintenance of community identity, scenic resources and historic sites and areas.

Cultural Resources

Goal 19.1 Identify and protect where economically feasible restore significant archaeological and historic resources.

Objective 19.1 Encourage the inventory, protection and interpretation of the cultural heritage of Nevada County, including historical and archaeological landscapes, sites, buildings, features, and artifacts.

Policy 19.5 In order to maintain a definition of community character and enhance local economies and tourism through adaptive reuse, include guidelines for preservation, maintenance and enhancement of the exterior design elements of structures and districts of local historic or architectural interest, as part of the Nevada County Community Design Guidelines.

These guidelines shall encourage and provide for the adaptive reuse of historic buildings in order to preserve such buildings and to enhance local economies. The guidelines shall be advisory in nature and integrated with the Comprehensive Site Development Standards in the project review process.

Appendix C. Site Development Standards

TABLE C.1
SITE DEVELOPMENT STANDARDS - NEVADA COUNTY ZONING REGULATIONS

<i>Building Setbacks required, per Sec. L-II, Articles 2 and 4.2.5.</i>	<i>CI and OP*</i>	<i>BP</i>	<i>PUB</i>	<i>R2</i>
Front yard (w/min 50' ROW)	10' from ROW (mean average 20')	10' from ROW (mean average 20')	20' from ROW	20' from ROW
Front yard (less than 50' ROW)	35' from ROW CL (mean average 45')	35' from ROW CL (mean average 45')	45' from ROW CL	45' from ROW CL
Exterior yard (w/min. 50' ROW)	10' from ROW CL (mean average 45')	10' from ROW CL (mean avg. 45')	15' from ROW	15' from ROW
Exterior yard (less than 50' ROW)	35' from ROW CL (mean average 45')	35' from ROW CL (mean average 45')	40' from ROW CL	40' from ROW CL
Interior yard	0'	50'	30' if at least 3-ac. 10' if less than 3 ac.**	30' if at least 3-ac. 10' if less than 3 ac.**
Rear Yard (through parcels same as front yard)	0'	50'	30' if at least 3-ac. 20' if less than 3 -ac.**	30' if at least 3-ac. 20' if less than 3 ac.**

Notes:

ROW: means right-of-way

Front line: means the property line fronting on a road right of way/easement.

Corner lots: the longer PL abutting a road is the front in commercial/industrial. The shorter PL abutting a road in residential districts

*Dwellings in commercial districts must meet R2 setbacks

** Setback reductions for residential units require service from a community emergency water supply system

TABLE C.2
SITE DEVELOPMENT STANDARDS

<i>On-Site Parking per Sec. L-II 4.2.9</i>	<i>Landscaping per Sec. L-II 4.2.7</i>	<i>Maximum Impervious Surfacing per General Plan Policy 1.23 and Land Use Tables</i>	<i>Minimum Open Space per Sec. L-II 4.2.10</i>
Establishes parking lot standards including driving aisle widths, backout area, maximum grade, surfacing and wheelstops;	Establishes requirements for all commercial, industrial, public and multi-family development uses and parking areas;	CI/BP/PUB: 85%	Required for all commercial, industrial, public and multi-family zoning
Establishes the required number of parking stalls based on use and building square footage, and stall sizes;	Number, size and types of plantings identified;	OP: 60%	Prohibits required landscaping from being counted as permanent open space
Commercial parking lots not related to a specific on-site use may be established in the CI, OP, and BP districts with a use permit .	Water efficient irrigation required	UMD/R2: 50%	
	Native, fire-resistant plants recommended		0-1 acres: 10%
	Limited flexibility allowed		1 or more acres: 15%

Appendix D. Parcel and Permit Data

TABLE D.1
PARCEL AND PERMIT DATA* current as of 6/20/09

<i>APN</i>	<i>Acres</i>	<i>Zoning</i>	<i>Land Use</i>	<i>EDUs</i>	<i>Water Source</i>	<i>Land Use Files</i>	<i>Misc. Notes (estimated construction date)</i>
60-090-34	0.349	OP	Non-conforming sfr	1	onsite well	-	Built 1934
60-090-36	0.36	OP	Non-conforming sfr	1		-	Built 1928
60-090-50	0.529	OP	Non-conforming sfr	1		-	Built 1967
60-092-02	3.01	R2	Public cemetery	0		-	
60-092-06	0.44	R2	Vacant	1-SB		-	
60-100-18	1	CI	Non-conforming sfr	4	onsite well	ADP04-009; GP03-003	Split zoning: 2.63 ac. outside of RC
60-110-13	0.96	CI	2 non-conforming sfr's	2	20 gpm well / pub water system	-	Split zoning: 1.6 ac. outside of RC
60-110-18	0.87	CI	Non-conforming sfr	1	4.5 gpm well / 27,000 gal storage	-	
60-110-19	0.4	CI	Vacant	1-SB		-	
60-110-20	0.33	CI	2 non-conforming sfr's	2		-	Built 1951
60-110-21	0.14	CI	Vacant	1-SB		-	
60-110-22	0.16	CI	Non-conforming sfr	1		-	Built 1880
60-110-23	0.24	BP	Telephone Co bldg	1	15 gpm well	U83-02; U89-16	Built 1951
60-112-02							Split pcl; 13.3 ac outside of RC
60-110-24	3.75	BP	Vacant	0		-	
60-110-25	0.11	BP	Barn	1-SB	well esmt	PA04-016	
60-110-26	0.79	BP	Non-conforming sfr	1	18 gpm	-	Built 1951
60-110-27	0.31	BP	Vacant / alley	0		-	
60-110-28	0.14	BP	Vacant	1-SB	25 gpm well	-	
60-110-29	3.08	BP	Non-conforming auto repair shop and sfr	3 + 1-SB		HO82-015	
60-120-12	0.44	CI	Non-conforming sfr	1		-	Built 1945
60-112-13	0.19	CI	Non-conforming cafe	1		MI07-025	Built 1945
60-120-14	0.32	CI	Non-conforming bar and store	1	20 gpm well; pun water system	-	Built 1860

60-120-15	0.02	CI	Non-conforming restaurant	1			1860
60-120-16	0.04	CI	Vacant / alley	1-SB			
60-120-17	0.06	CI	Vacant	1-SB			
60-120-21	0.05	CI	Vacant	1-SB			
60-120-31	0.17	CI	SFR	1			Built 1954
60-120-32	0.23	CI	Retail Nursery	1	Well easement recipient	DP07-003; PA03-103	Built 1962
60-120-33	0.24	BP	Non-conforming sfr	1	Well easement		Built 1958
60-120-34	0.5	BP	Post office and medical office	2	Well easement recipient	U80-44	Built 1921/1977
60-120-54	0.63	P	3,400 sf Community hall; 1,060 sf truck bay		Well on adjacent parcel	LA95-048	1961/1988
60-120-55	0.55	CI	Non-conforming restaurant; service comml	1 + 2-SB	Commercial well; pub water system	LA95-048; U74-14	
60-120-56	1.68	R2	Vacant (non-conforming equipt storage)	1-SB			
60-120-67	0.67	CI	Vacant (non-conforming parking lot)	2-SB			
60-120-76	0.22	CI	Non-conforming SFR	1		LA06-008	Built 2008
60-120-77	0.51	CI	Gas station/mini-mart	1		LA06-008	Built 1961

*Data sources:

Dates of construction are estimated, obtained from County Assessor records.

“Alleys” are as identified on the 1874 North San Juan Official Survey Map.

Sewage disposal hookups and water supply information obtained from County records.

SFR = Single-Family Residence

EDU = Sewage system hookups

SB = Standby (or reserved) EDU

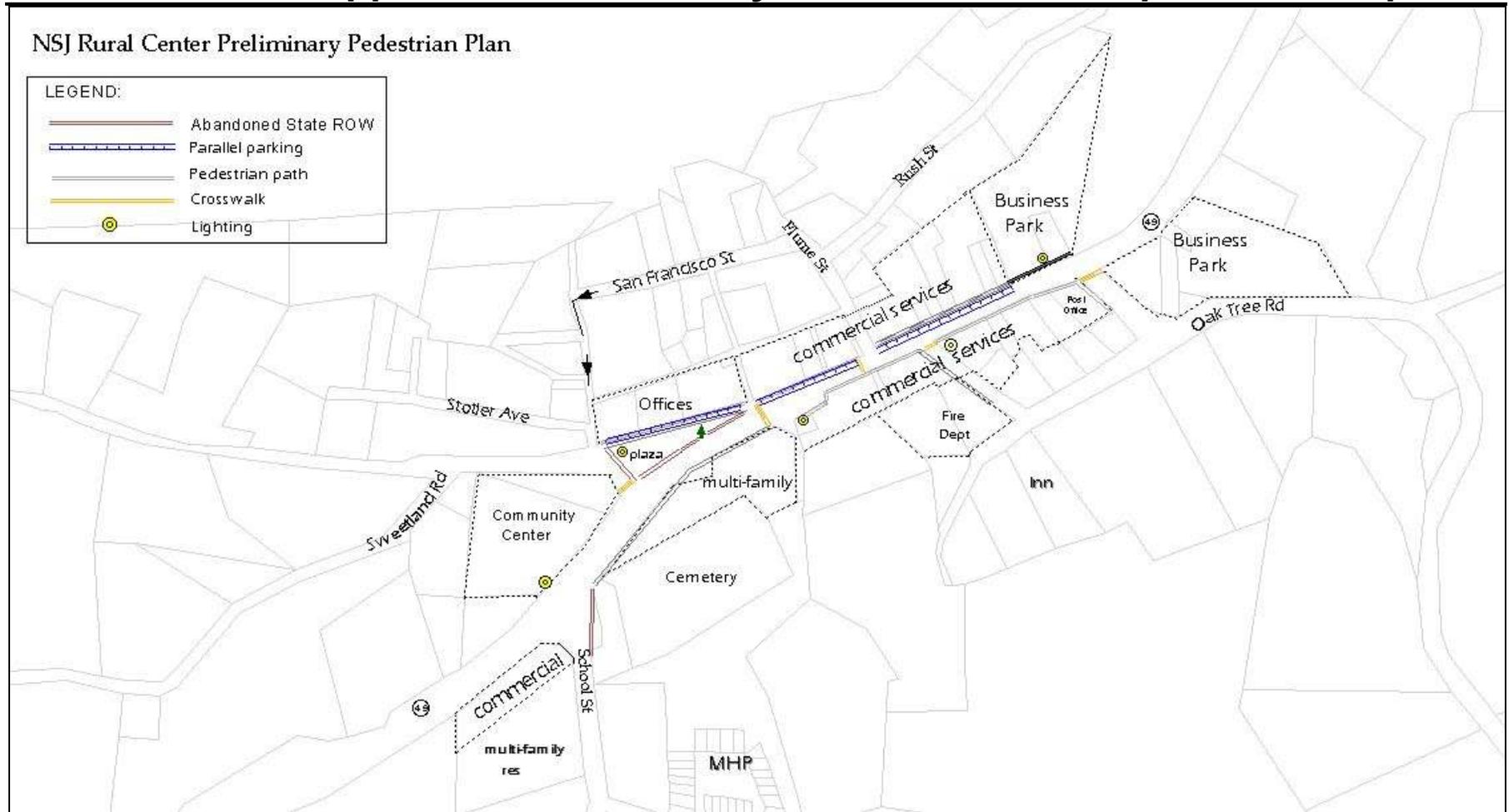
RC = Rural Center

Appendix E. Checklist for Development Projects

This checklist has been designed as an additional tool to ensure an efficient permit review process. Land use applications and application guidelines that list the specific requirements for submitting a land use permit application are available from the Nevada County Planning Department office, or online from the County website. You are advised to consult with a County Planner to determine whether your project would benefit from a pre-application review or a Planner consultation prior to submitting a formal application.

- () 1. Does your project propose a use allowed by County Zoning Regulations and/or applicable North San Juan Area Plan zoning?
- () 2. Have you carefully reviewed and do you understand the flexible zoning standards, incentives and permitting process allowed for NSJ, adopted by the Rural Center (RC) ordinance adopted for the NSJ Rural Center?
- () 3. Have you checked with the County Planning Department to determine if any previous permits have been issued for the project site, in order to identify any issues associated with the site, or whether any required studies have been completed?
- () 4. Have you incorporated design elements consistent with the Western Nevada County Design Guidelines and the NSJ Design Guidelines?
- () 5. Have you contacted the County Department of Sanitation to confirm the number of sewer hookups (EDUs) needed for your project, to ensure your project site has an adequate number of hookups, or that you are on the waiting list to acquire additional hookups?
- () 6. Have you contacted the County Department of Environmental Health to determine whether you have access to a groundwater well that is adequate to serve your project?
- () 7. If you propose disturbance of a previously undisturbed site, have you obtained the following required studies?
 - ___ a biological inventory prepared by a pre-qualified Biologist, or waiver by the Planning Director
 - ___ an archaeological inventory prepared by qualified archaeologist,
 - ___ a geotechnical investigation to assure that no previous mining activity has occurred on the project site
- () 8. If your project has the potential to emit odors, toxic air contaminants or criteria air pollutants or precursors (e.g. spray booth/coating operation, generator, baghouse, solvent tank, industrial oven, etcetera), have you contacted the Northern Sierra Air Quality Management District to find out if there are any applicable air pollution control or permitting requirements?

Appendix F. Preliminary Pedestrian Plan/Improvement Options



Pursuant to Area Plan Policies 4.2. & 4.3, to be used as a guide for determining feasible locations and alignments for desired pedestrian amenities, allowing for surveys, rights-of-way and topographic constraints. ADA walkway surfacing should be constructed consistent with County Local Rural Road System Standard Drawing A-12.

Appendix G. Community Action Plan

Available in Hard Copy Only

Appendix H. Business Resources and Funding

Realization of many Area Plan goals will require funding from both private and public sources. Resources to contact for information regarding business assistance, housing assistance, grants, and small business loans, include the following:

1. **The Nevada County Housing & Community Services Division** of the Planning Department administers a number of economic development programs, including Small Business Assistance loans, the California Community Development Block Grant Program, and the Workforce Housing Reward Program. The Housing Department also provides financial assistance to low-income households for home rehabilitation and weatherization, energy efficiency, and through USDA Housing Preservation grants.

Located in Nevada City, the Department can be contacted by telephone at (530) 265-1222; or information can be obtained from their website:

<http://www.mynevadacounty.com/Housing>

2. **The Sierra College Small Business Development Center (SBDC)** in Roseville, California provides business management counseling and training for local business owners. The mission of the SBDC is to improve the economy of the region by helping businesses thrive, one business at a time. The SBDC provides Management, Marketing, Training and Finance counseling and assistance services to the business community, including the following:

- One-on-one confidential, expert business counseling to business owners at no charge.
- Low-cost evening business training seminars on key topics.
- Low-cost online business development and management classes.
- SBDC can be contacted at their location: Sierra College Roseville Gateway, 333 Sunrise Avenue Ste Suite# 885, Roseville CA 95661; or by telephone at (916) 781-6235; by Email: sbdc@sierracollege.edu, or online at: www.sbdcsierra.org/content/view/16/12/

3. **The Nevada County Economic Resource Council** collaborates with community leaders in business, government, chambers of commerce and business associations, in order to assist individuals build a solid business in Nevada County. Located in Grass Valley, CA, the ERC can be contacted by telephone at (530) 530) 274-8455; or information can be obtained from their website: <https://www.ncerc.org>

4. **The Sierra Economic Development Corporation (SEDCorp)** is a private non-profit organization devoted to supporting the economic development of the rural communities north and east of Sacramento. Formed through a joint powers agreement by the counties of El Dorado, Placer, Nevada and Sierra in 1969, SEDCorp provides service in three primary program areas:

- First, SEDCorp supports local jurisdictions in their economic development efforts, providing expertise often lacking in small local governments. SEDCorp works with those jurisdictions to secure grant funds from a variety of sources for high priority projects.
- Second, SEDCorp supports the region's businesses with a variety of training events ranging from single-subject sessions on such topics as bookkeeping and local business resources to intensive three-day business "boot camps" to teach the fundamentals of sound business planning from inception to retirement.
- Third, SEDCorp is a small business lender. SEDCorp provides a number of loan products sourced from the U.S. Small Business Administration (<http://www.sba.gov/>) and the Department of Agriculture (<http://www.cdfa.ca.gov/>) to a service area that extends across all the counties touching the border with Nevada from Sacramento to Oregon.

Located in Auburn, CA, SEDCorp can be reached by telephone at (530) 823-4703, or information can be obtained from their website: <http://www.sedcorp.biz/>

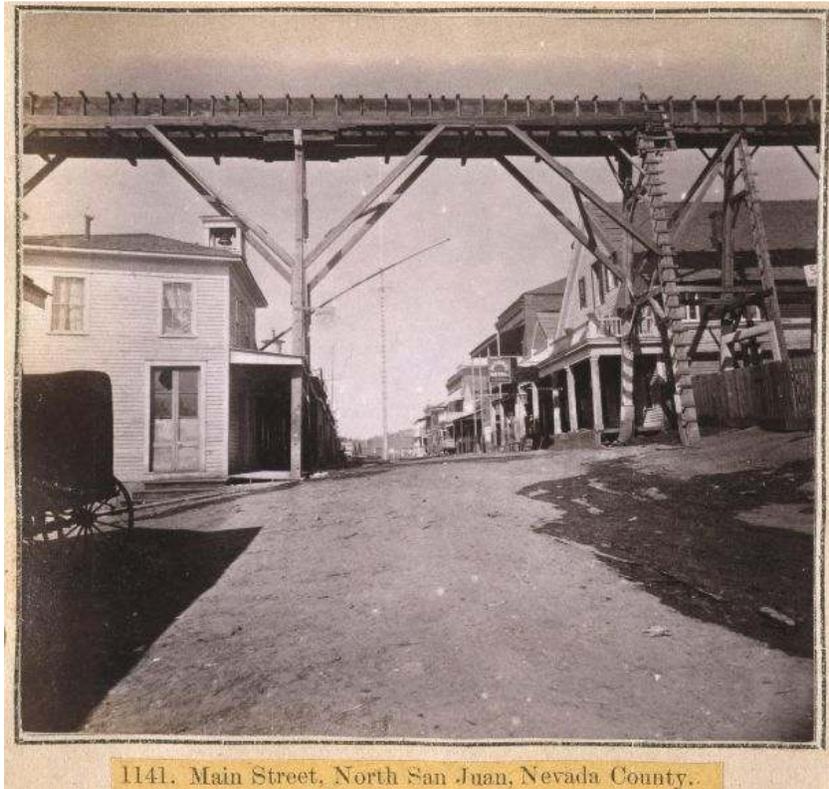
5. **The U.S. Department of Agriculture (USDA)** operates a Rural Development Business and Cooperative Program that delivers a variety of assistance programs to rural businesses and communities. The programs work together in a financial partnership with local economic organizations, i.e. banks and lenders, economic development organizations, counties, and schools. The programs support essential public facilities and services such as water and sewer systems, housing, health clinics, emergency service facilities and electric and telephone service. Economic development is promoted by supporting loans to businesses through banks and community-managed lending pools.

The USDA Rural Community Development Program provides access to resources that may be helpful to all rural communities that seek to enhance the quality of their futures. Program and funding information is posted on the Rural Development website:

www.rurdev.usda.gov/ca

The USDA Rural Development California office is located at: 430 G Street, Agency 4169, Davis, CA 95616, and may be reached by telephone at: (530) 792-5800

Appendix I. Historic Photos

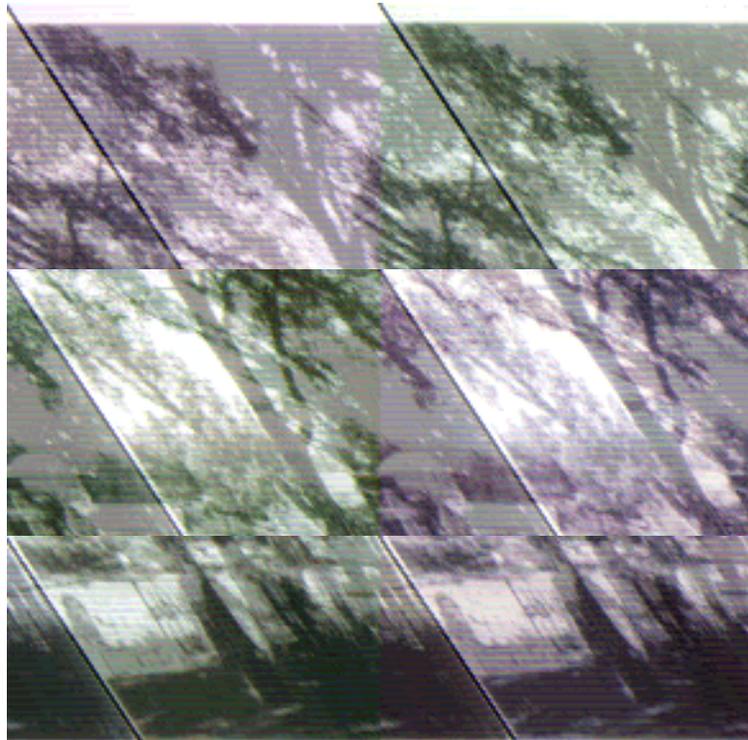


1141. Main Street, North San Juan, Nevada County.

1860-1870



Farm. North San Juan. 1930



View from the cemetery. North San Juan 1946.

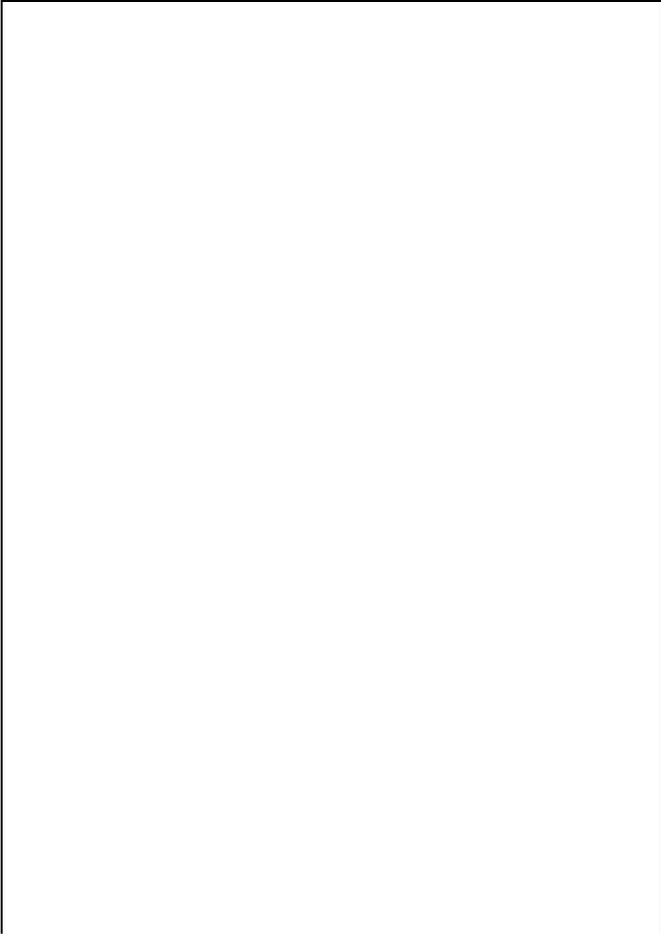


View from the Cemetery. North San Juan 1947



Corner of Flume and Main Streets 1947

A Town Hall was built in the 1850's, located on the corner of Flume Street and Main Street (now Highway 49). The upper floors were used for offices of various mining companies, two of which were American Diggings and Dutch Flat Company. At one time the lower floor housed a men's clothing store. The building was neglected for so many years that it was eventually beyond restoring, finally torn down in the 1960's. All that remains is a section of cement wall (see Figure 1.2). The site is now used as for parking.



View east of Flume and Main Streets;
Locals in front of the National Hotel

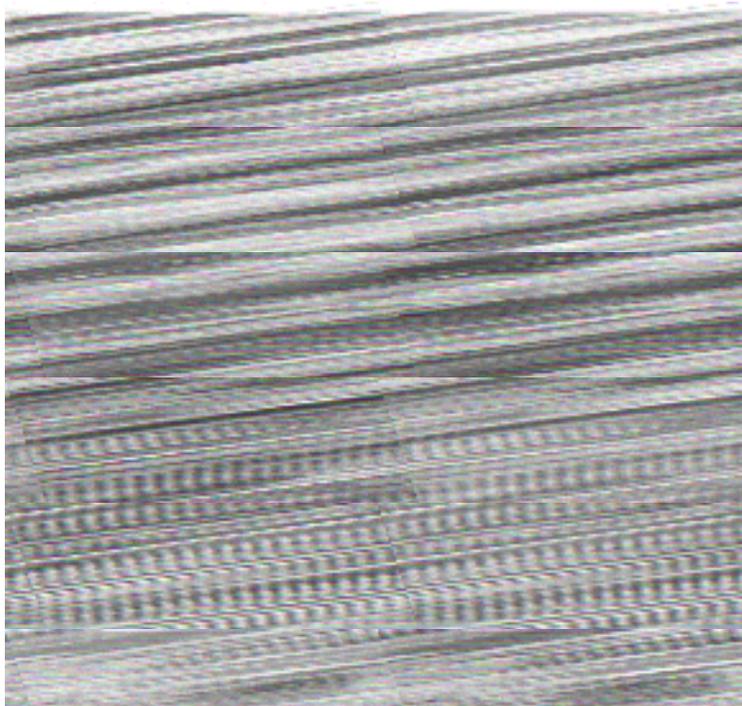


Solaro's Hotel 1939 present site of the Ridge Cafe

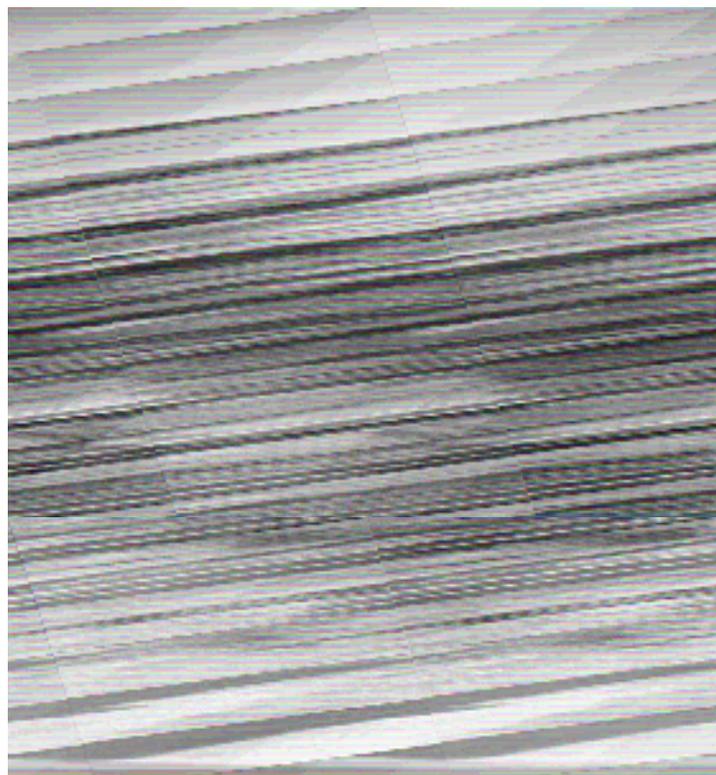


**Block & Furth Store. 1930.
Present site of Toki's restaurant**

Daniel Furth and family lived on the west end of Cherokee Street in the "Glory Days" of North San Juan. His Wells Fargo office and Miners' Supplies and Gentlemen's Furnishings (clothing) store were located on Main Street.



Unidentified residence North San Juan, 1934.



Buildings along Flume Street 1934
Design details: wood siding, pitched roofs shed roofs



Simon Furth home on Cherokee Street. 1930

Design details: horizontal siding; pitched roof; trim detail;
covered porch; shuttered windows

Appendix J. Historic Preservation Resources

Historic Preservation Agencies and Programs

A wide variety of local, state and federal incentives are available for property owners who appropriately repair and rehabilitate historic resources rather than turn to demolition and new construction. The National Historic Preservation Act sets forth a comprehensive program to carry out the national policy of protecting America's historic and cultural resources. The Act provides the authority for a number of activities that implement the federal preservation program, including: 1) the National Register of Historic Places which identifies and lists historic and cultural resources; 2) an expanded national register to include sites of state and local significance; 3) a matching grants-in-aid program to encourage preservation activities at state and local levels; and 4) the Advisory Council on Historic Preservation.

California Incentives for Historic Preservation

California Public Resources Code 5020 et seq encourages local preservation of historic properties, establishing the California Register of Historic Resources which is the authoritative listing and guide to be used by local government to identify existing historic resources deserving of protection.

http://www.ohp.parks.ca.gov/?page_id=21238

The California Office of Historic Preservation

The California Office of Historic Preservation administers the 20% Federal Rehabilitation Tax Credit Program for California in partnership with the National Park Service, pursuant to federal regulations (36 CFR Part 67). California ranked 11th in the country in the amount of investments certified for fiscal year 2006 with total investments of \$80,571,840 divided among 7 projects.

OHP acts on behalf of the NPS as the initial reviewer to determine if projects submitted for preservation tax credits conform to the Secretary of the Interior's Standards for Rehabilitation (Standards). OHP review may involve consultation with the project team, site visits, and recommendations for alternative designs, construction solutions, or preservation techniques to ensure compliance with the Standards for subsequent NPS approval.

The Mills Act

The California Revenue and Taxation Code establishes a program (the Mills Act) whereby a property owner and the County can enter into a contractual agreement that provides a tax incentive to property owners who actively participate in the rehabilitation, restoration, preservation, and maintenance of their historic properties. The property tax relief offsets the potentially prohibitive costs of restoration and preservation. A qualified historic property is a property listed on any federal, state, county, or city register, including the National Register of Historic Places, California Register of Historical Resources, California Historical Landmarks, State Points of Historical Interest, and locally designated landmarks. Owner-occupied family residences and income-producing commercial properties may qualify for the Mills Act program, subject to local regulations. For more information see the Board of Equalization website: http://www.boe.ca.gov/proptaxes/faqs_mills_act.htm

The Nevada County Historic Landmarks Commission

The Nevada County Historic Landmarks Commission (NCHLC) is a 10-member commission, appointed by the County Board of Supervisors, whose purpose is “promoting the general welfare of Nevada County and its citizens through official recognition, recording, marking, preserving and promoting the historical resources of Nevada County.” Property owners who desire registration of a building or site as a historical landmark, may submit a written request to the NCHLC for verification of historical accuracy. Upon approval by the NCHLC, the site or building will be presented to the County Board of Supervisors for final approval and recordation as a historical landmark. Contact the Nevada County Board of Supervisors for an NCHLC contact number, at (530) 265-1480.

Information Resources

- The Nevada County Historical Society, a non-profit organization whose mission is to protect and preserve the history of Nevada County, and is available to assist the public by researching archived documents for specific sites or buildings. The Society operates two historical libraries in Nevada City; the Searles Historical Library and the Doris Foley Library, where thousands of historical records are archived, including books on the history of the Gold Rush, historic photographs, maps, letters, and numerous documents. <http://nevadacountyhistory.org/>
- Doris Foley Historical Research Library in Nevada City: <http://www.docs.co.nevada.ca.us/dscgi/ds.py/View/Collection-3054>
- State of California-Division of the State Architect, Dept of General Services: <http://www.dsa.dgs.ca.gov/SHBSB/2001chbc.htm>
- California Preservation Foundation: <http://www.california-preservation.org>

Tax Benefits for Historic Buildings

- Types of tax credits: <http://nationaltrust.org/resources/find-funding>
- U.S. Secty. of the Interior: <http://cr.nps.gov/hps/TPS/tax>
- Preservation easements: <http://cr.nps.gov/hps/tps/tax/easement.htm>
- California DPR/Office of Historic Preservation: <http://ohp.ca.gov/>

Funding Opportunities

California Dept of Parks and Recreation/Office of Historic Preservation provides opportunities for funding the preservation of historic resources. Those seeking funding for historic preservation projects must be diligent and persistent in seeking out and competing for grant funds that do exist. In addition to state and local programs, many local governments and non-profit organizations sponsor grant or loan programs for preservation of historical

resources within their jurisdictions. Potential funding sources are listed on the OHP website:
<http://www.ohp.parks.ca.gov/PreservationGrants>

State Office of Grants and Opportunities

2006 Park Bond Act grant funds (Prop 84) (public properties only) for the California Heritage Fund grant program

CDBG Grants administered by the Nevada County Housing and Community Services Division of the Planning Dept.

Appendix K. Cultural Heritage Survey Form



CULTURAL HERITAGE SURVEY

This form must be completed and submitted at the time of application for a demolition permit and/or a permit to alter a pre-1950 structure. A demolition permit cannot be issued without submittal of this completed form.

Assessors Parcel Number of the project site: _____

Project Address: _____

Age of the building or structure to be altered or demolished? _____

Source of information for determining the age of the building/structure:

1. If the building or structure is being demolished, indicate the reason for the demolition:

- Public safety hazard.
- Public nuisance, i.e., the structure attracts vandals, or the structure detracts from the aesthetic value of the property.
- Plans have been prepared for reconstruction.
- Other: _____

2. The following information must accompany your permit application:

- A site plan, drawn to scale, showing the location of the structure proposed to be demolished or altered; and
- Photographs of the structure from each elevation.

I hereby declare that the foregoing is true and correct.

Signature of property owner or authorized agent

Date

For staff use only:

Planning Department approval: _____
Planner

Date

