COMMUNITY RIGHT-OF-WAY DEVELOPMENT STANDARDS

JULIAN HISTORIC DISTRICT
AND THE
JULIAN COMMUNITY PLANNING AREA

Adopted March 6, 2002

These standards are not intended to encourage road widening throughout the affected areas, but should be applied only to specific improvements involving individual private projects and improvements on the County's Capital Improvements Projects list which result from a joint County/community collaboration.

These standards include three sets of road standards to encompass the Subdivision 566 area, Julian Historic District and the balance of the Julian Community Planning Area. They apply to County publicly maintained roads and make provisions for compatible connections with public roads in the adjacent areas.

These standards are locally established by the County and do not replace or supercede standards adopted at the State level for State highways. It is the intent, however, that these standards will serve as guidelines for SR 78 (Washington Street and Main Street) which traverses the Julian Historical District. The recommended specifications and road widths represent the Julian community's suggestions and preferences for measures which can be taken to preserve and enhance the Julian Historical District and rural community.

California Department of Transportation (Caltrans) acknowledges the Julian community's goals and is supportive of measures to preserve the Julian Historical District and rural community. Caltrans is committed to working with the Julian community to minimize impacts associated with changes to SR 78 (Washington Street and Main Street). Non-standard improvements within the State right-of-way will be reviewed on a case-by-case basis. Design exceptions can be considered, but are subject to a formal review and approval process by Caltrans.

I. Recommended Maximum/Minimum Pavement and Right-of-Way Widths

The following pavement and right-of-way widths are recommended maximums/minimums. Adherence to these standards will assure that the unique character of the Julian Community Planning Area is preserved. Whenever a public or private road improvement is to be made, the Julian Community Planning Group shall be consulted and given the opportunity to make recommendations on a case by case basis. Pavement widths narrower than the suggested maximums may be allowed depending on the recommendation of the Julian Community Planning Group, the Julian/Cuyamaca Fire Protection District and approval by the County Department of Public Works.

MAP 566 AREA – All of Main Street and that portion of Washington Street from 2nd Street to 4th Street shall feature 56-foot wide pavements on 80-foot right-of-ways. B and C Streets, between 3rd and 4th Streets shall have 40-foot wide pavements on 60-foot right-of-ways. The same pavement and right-of-way widths shall be required on 3rd and 4th Streets, between Washington and C Streets as well as all of A Street. All other streets and portions of streets shall have 32-foot wide pavements on existing 60-foot right-of-ways.

BALANCE OF HISTORIC DISTRICT – Cape Horn and 2nd Street shall have 32-foot wide pavements on 60-foot right-of-ways. All other publicly maintained roads shall have 24-foot wide pavements on 60-foot right-of-ways. The suggested minimum and maximum pavement width standards are shown in Table 1.

BALANCE OF JULIAN COMMUNITY PLANNING AREA (JCPA) –

100 ADT OR LESS – Twenty-foot wide pavements, with four-foot D.G. shoulders on each side, on 60-foot right-of-ways, on roads with up to 5% maximum slope and 24' pavements with two-foot D.G. shoulders on each side with over 5% slope (see page 4, paragraph 3).

MORE THAN 100 ADT – Maximum 24-foot wide pavements, with two-foot D.G. shoulders on each side, on 60-foot right-of-ways.

TABLE 1

SUGGESTED MINIMUM AND MAXIMUM PAVEMENT WIDTH STANDARDS*

STREET OR ROAD	EXISTING PVMT.	MIN.* & MAX. PVMT
MAIN	56'	56'
WASHINGTON	56' (N. END TO 4TH)	56'
A ST.	30' (CEM-MAIN)	40'
A ST.	36' (MAIN-NO. END)	40'
B ST.	36' (3RD-4TH)	40'
C ST.	32' (3RD-4TH)	40'
3RD ST.	40' (WASH.-C ST.)	40'
4TH ST.	30'-40' (WASH.-B ST.)	40'
4TH ST.	40' (B ST-C ST)	40'
2ND ST.	27'	32'
3RD ST.	27'-29' (C ST-D ST)	32'

*All suggested pavement widths may be reduced, based on review and recommendations by the Julian Community Planning Group, County Public Works and the Julian/Cuyamaca Fire Protection District.

II. On-Street Parking

On-street parking provisions constitute a legitimate element in road standards. This has been carefully considered regarding the adoption of standards for the Julian area.

The resulting reduced pavement widths reflect the objective of preserving the rural character of this community. It is determined that reduction of pavement widths and, therefore, elimination of some possible on-street parking is important to preserve the integrity of the architectural standards.

Therefore, streets that are narrower than required by the County Public Road Standards are recommended in these standards in residential and rural areas. Approval of the narrower road widths would be reviewed on a case-by-case basis with careful consideration of these standards and would require approval of a design exception by the Director of Public Works (as allowed under Section 1.3 of the County of San Diego Public Road Standards). The narrower widths identified herein may necessitate parking on only one side of the street or, in large-lot areas, for no on-street parking due to the abundance of area for off-street parking on these parcels. For roads which will serve 100 ADT or less, DPW staff will initiate evaluation and consideration of a design exception for a 20-foot paved width, as recommended in these standards. In performing this evaluation, DPW staff will solicit input from the Julian Community Planning Group and the Julian Fire Protection District. If exception is denied by the Director of Public Works, reasons for denial and comments from the fire district will be provided to the planning group; allowing sufficient time for any response from that group to be included in the review process.

The Julian Community Planning Group shall have the opportunity to review and make recommendations to the County regarding all on-street parking requirements in connection with any public or private road improvements.

The community wishes to maintain narrow road widths, necessitating the provision of additional parking in large-lot areas. On-street parking has become an issue as Julian business continues to increase and attract more tourists. The Department of Public Works has worked with representatives of the Julian Community Planning Group and with residents to maximize on-street parking. However, on-street parking is barely adequate during the peak tourism season. It is anticipated that the updated Julian Community Plan will encourage the provision of additional off-street parking.

III. Sidewalks and Walkways

Wherever P.C.C. sidewalks are required, as indicated below, they shall feature earthen coloring, as indicated in Section XVI below. D.G. walkways shall be constructed on meandering alignments, as the right-of-way permits outside the area covered by the historic Subdivision Map 566. Within the Subdivision Map 566 area, sidewalks and walkways shall be located adjacent to the road pavements.

MAP 566 AREA –

Main Street – Twelve feet wide P.C.C. both sides from A Street to B Street. Ten feet wide both sides from B Street to C Street. Five feet wide stained P.C.C. adjacent to pavement on northerly side from C Street to Highway 79. Five feet wide P.C.C. southerly side from C Street to Porter Lane and five feet wide D.G. from Porter Lane to Highway 79.

Washington Street – Ten feet wide P.C.C. on westerly side from alley north of Main to 4th Street. Five feet wide P.C.C. on easterly side from alley north of Main to 4th Street. Five feet wide P.C.C. on westerly side from 4th Street to Coleman Circle. Five feet wide P.C.C. on easterly side from 4th Street to approximately Coleman Circle.

B and C Streets – Five feet wide D.G. from 3rd to 4th Streets on both sides.

3rd Street – Five-foot wide D.G. walkways both sides.

4th Street – Five-foot wide P.C.C. both sides from Washington to B Street. Five-foot wide P.C.C. on northerly side and five-foot wide D.G. on the southerly side from B to C Streets.

BALANCE OF HISTORIC DISTRICT – Five-foot wide D.G. walkways adjacent to roll curbs, at grade with pavements.

JCPA – No sidewalks or walkways shall be required.

IV. Curbs and Gutters

P.C.C. Type E curbs and gutters shall not be required. Where roll type curbs are required, they shall feature earthen coloring to match sidewalks, as specified in Section XVI.

MAP 566 AREA – Roll type curbs on all streets where drainage dictates.

BALANCE OF HISTORIC DISTRICT – Roll type curbs on all streets where drainage dictates.

JCPA – No curbs required, except raised A.C. to control drainage, where needed.

V. Street Lights

All street lights shall comply with the County's Dark Sky Policy and those in the Historic District shall be in accordance with a style approved by the Julian Architectural Review Board (see p.39 of the Julian Historic District Design Guidelines). Install any new lights in the Historic District and replace existing lights in that area with such style lights. Street lighting shall be required only when absolutely dictated by public safety. DPW's Special District's staff is available to consult with the A.R.B. in selecting a suitable lighting fixture.

VI. Traffic Signals

Traffic signals shall not be considered unless overriding safety problems cannot be resolved by other means. Alternative traffic control measures that are compatible with the Historic District are encouraged. If there appear to be "warrants" that seem to call for a traffic signal that it not be considered until after thorough review and recommendation by the JCPG.

VII. Signs Within Road Right-of-Ways

MAP 566 AND HISTORIC DISTRICT – The County, State and private property owners are to comply with the Historic District sign standards administered by the Julian Architectural Review Board. (See p.46 of the Julian Historic District Design Guidelines.) Signs for non-public organizations and businesses shall comply with County and State encroachment permit requirements.

JCPA – Signs for non-public organizations and businesses shall comply with County and State encroachment permit requirements.

VIII. Trails

The location of pedestrian, bicycle and horse trails shall be as shown on the Julian Community Plan. Such trails in the Historic District are to be located within the road right-of-ways with no additional right-of-ways to be dedicated for trails.

IX. Newspaper Stands

The number of newspaper stands shall be limited. They shall be grouped and may be placed in structures that meet with the approval of the Julian Architectural Review Board.

X. Benches in Public Right-of-Ways

Park type benches compatible with Julian Historic District Design Guidelines are encouraged to be located within the right-of-ways. Adjacent property owners shall be encouraged to install and maintain the benches. Advertising shall be prohibited on all benches. Benches shall be of a style approved by the Julian Architectural Review Board.

XI. Public Drinking Fountains

Public drinking fountains are not to be located within the road right-of-ways. They are to be encouraged in connection with specific projects on private property.

XII. Landscaping in Public Right-of-Ways

Existing trees shall be preserved wherever feasible. Use of fire resistive plant materials shall be encouraged. Landscaping shall not conflict with sidewalks and walkways. Trees five feet from the edge of pavement shall be encouraged in the Historic District. Landscaping within the Historic District shall be in accordance with p.48-50 of the Julian Historic Design Guidelines. Caltrans' standards shall apply on State highways outside the Historic District. DPW's Fire Code Specialist may be consulted on fire resistant plant material.

XIII. Medians

Medians shall not be constructed, except to preserve existing trees.

XIV. Construction Standard for Trails and Walkways

Trails and pedestrian walkways shall have six inches of Class II D.G. including trail coverings.

XV. Bike Lanes

Bike lanes outside the Map 566 area shall be provided for where adopted bike lane routes are shown within the Julian Community Plan Area.

XVI. Sidewalk Finishing Requirement

P.C.C. sidewalks on the specified streets shall be slip-resistant and be medium broom finished concrete perpendicular to the direction of travel, consistent with the prevailing character of the Historic District. Color shall be CS-12, "Weathered Bronze," Lithochrome Chemstain, L.M. Scofield Co. or equal. To be approved by the Julian Architectural Review Board.

XVII. Curb Return Radii

MAP 566 AREA – All curb return radii shall be 30 feet. Where necessary, one parking space shall be omitted adjacent to intersections to allow an adequate turn radii for emergency vehicles.

BALANCE OF HISTORIC DISTRICT AND JCPA – County standards.

XVIII. Handicapped Access Ramps

All curb returns shall be provided with handicapped access ramps.

XIX. Underground Utilities

New overhead utilities shall be discouraged within the Map 566 area. Elimination of existing overhead utilities on lots one acre or less is encouraged within the Historic District. The formation of Underground Utility Districts (UUD's) is not supported. Undergrounding of utilities, other than laterals, is to be paid for by special funds maintained for this purpose by the utility companies.

XX. Rock Walls Within Public Right-of-Ways

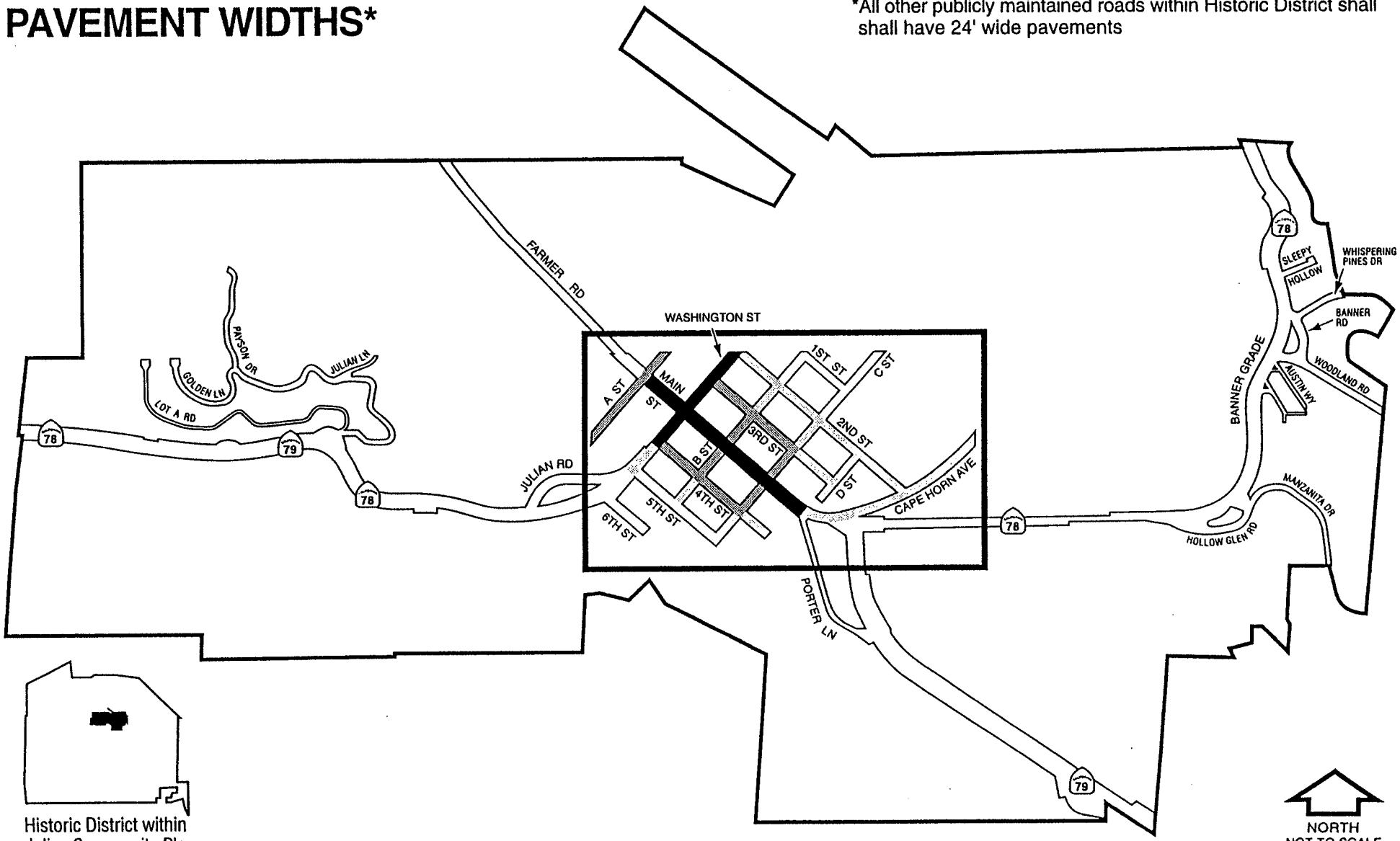
The historically significant rock wall along the northerly side of Main Street, between B and C Streets, shall be preserved. Julian schist rock is preferred for any new walls in the public right-of-ways. All new walls constructed within the right-of-ways shall require appropriate Encroachment Permits. The Architectural Review Board shall review and approve such permits prior to issuance.

Figure 1

JULIAN HISTORIC DISTRICT w/AREA MAP 566 & PAVEMENT WIDTHS*

LEGEND
- 56' Pavement
- 40' Pavement
- 32' Pavement
- Area Map 566
- Historic District

*All other publicly maintained roads within Historic District shall shall have 24' wide pavements



Historic District within Julian Community Plan

TABLE 1

PARKWAY USE STANDARDS

	< —— Parkway (up to 20') —— >			
Paving Edge	< — 5' — >	< — 5' — >	< Remainder>	ROW Edge

Country Standards	Zone I	Zone II	Zone III
Landscaping	1**	1	2
Signs/Signals	1	2	X
Street Lights	2	1	X
Multi-Use Trail	3	2	1
Utilities***	3	2	1
Curbs and Gutters*	3	X	X
Bike Lane (to be within paving)	X	X	X
Commercial Signs	X	X	X
Parking	X	X	X

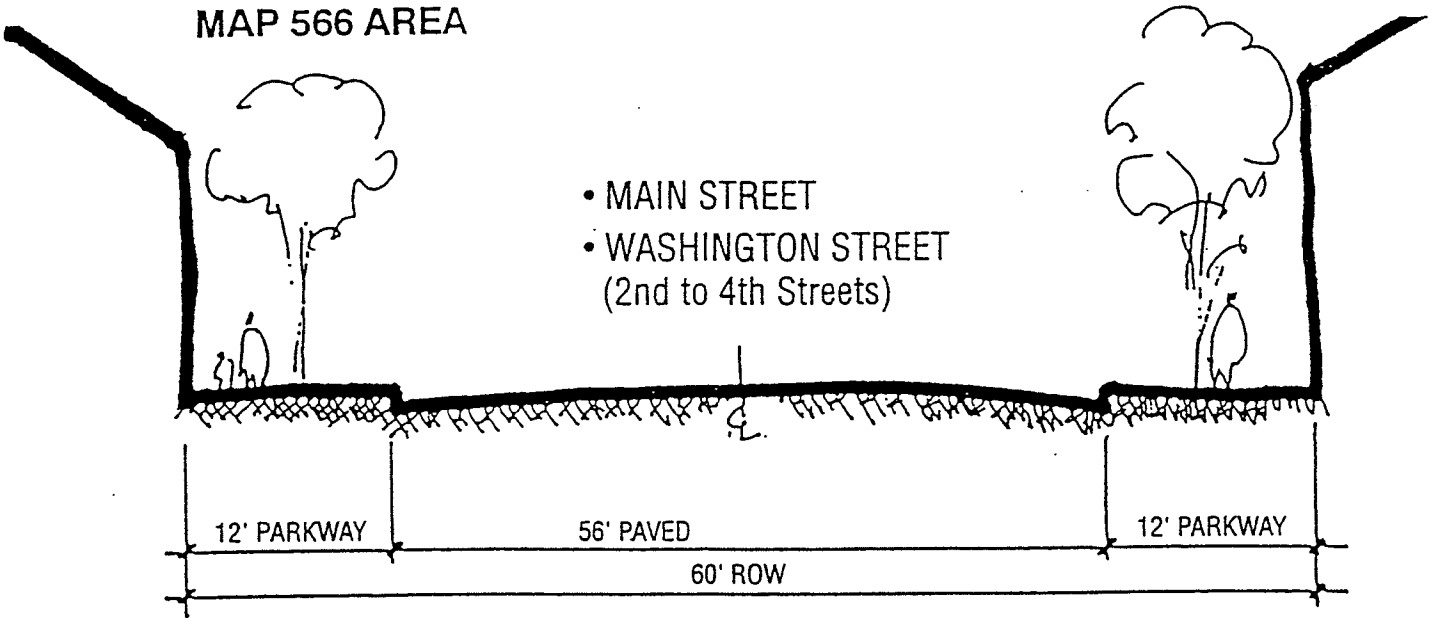
Town Standards	Zone I	Zone II	Zone III
Landscaping	1	1	1
Signs/Signals	1	1	X
Drainage	1	2	2
Signs	1	2	2
Sidewalk	2	1	1
Street Lights	2	1	X
Street Furniture	3	2	1
Utilities***	3	2	1
Curbs and Gutters*	3	X	X
Commercial Signs	X	X	X

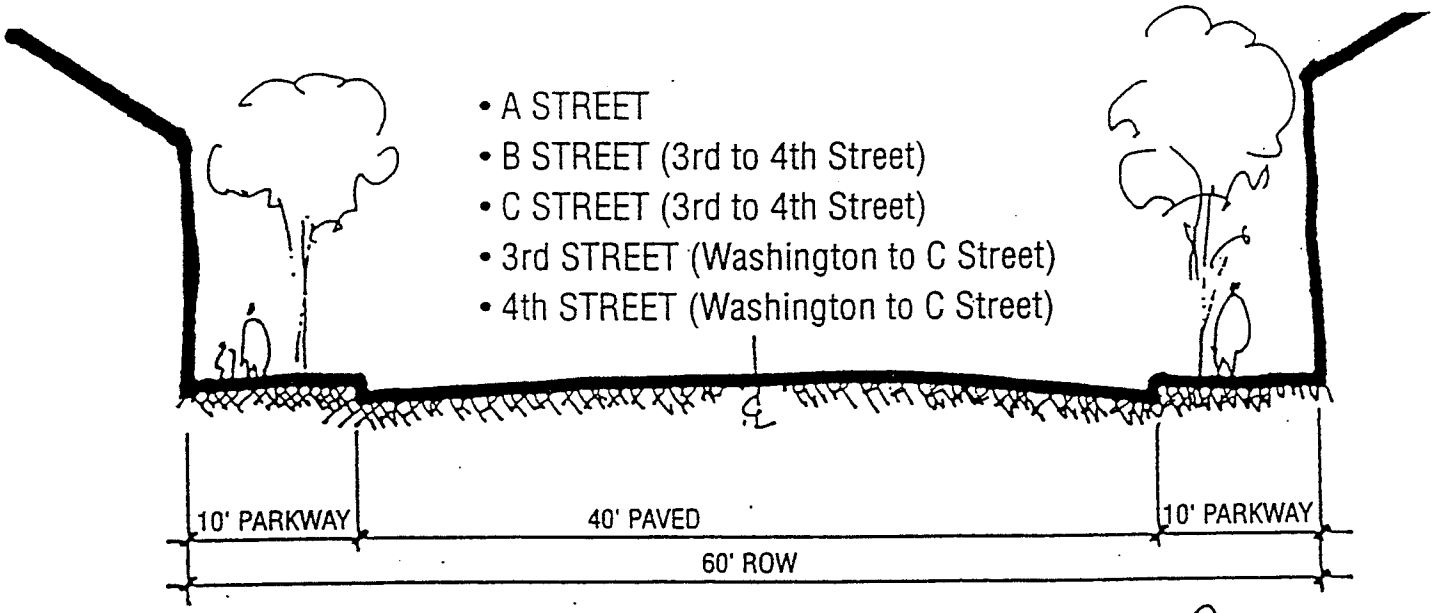
Note:
1 = Best Location
2 = Second Best Location
3 = Acceptable Location
X = Unacceptable Location
* = See Section IV
** = Groundcover/Shrubs
*** = Underground Utilities Only

Figure 2

ROAD CROSS SECTIONS

MAP 566 AREA





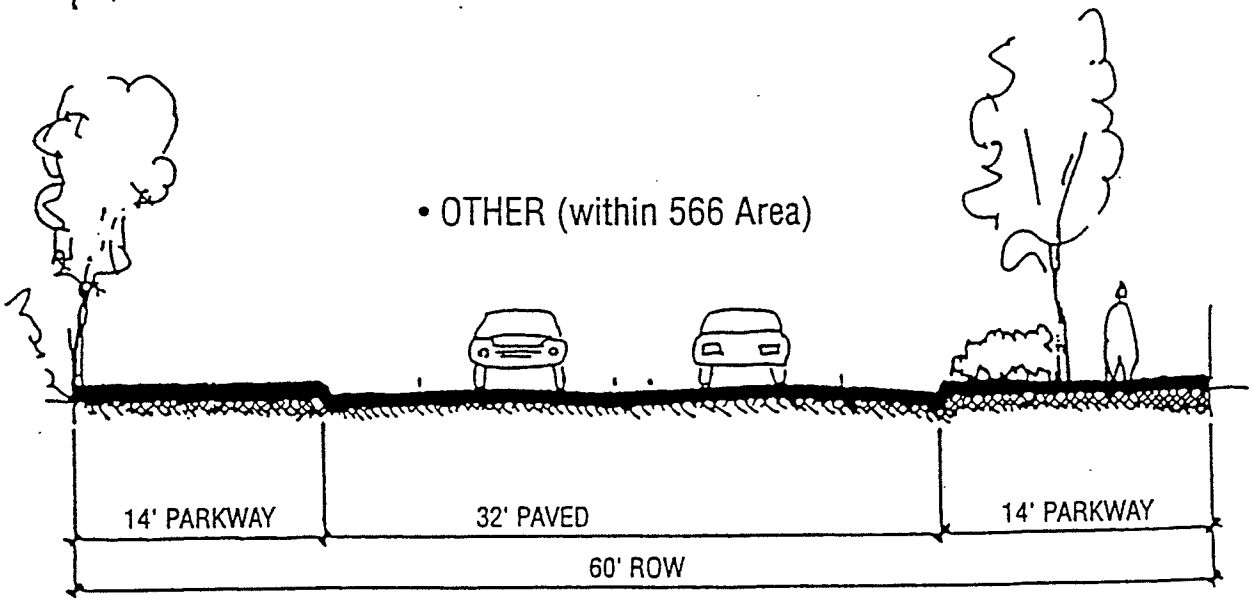
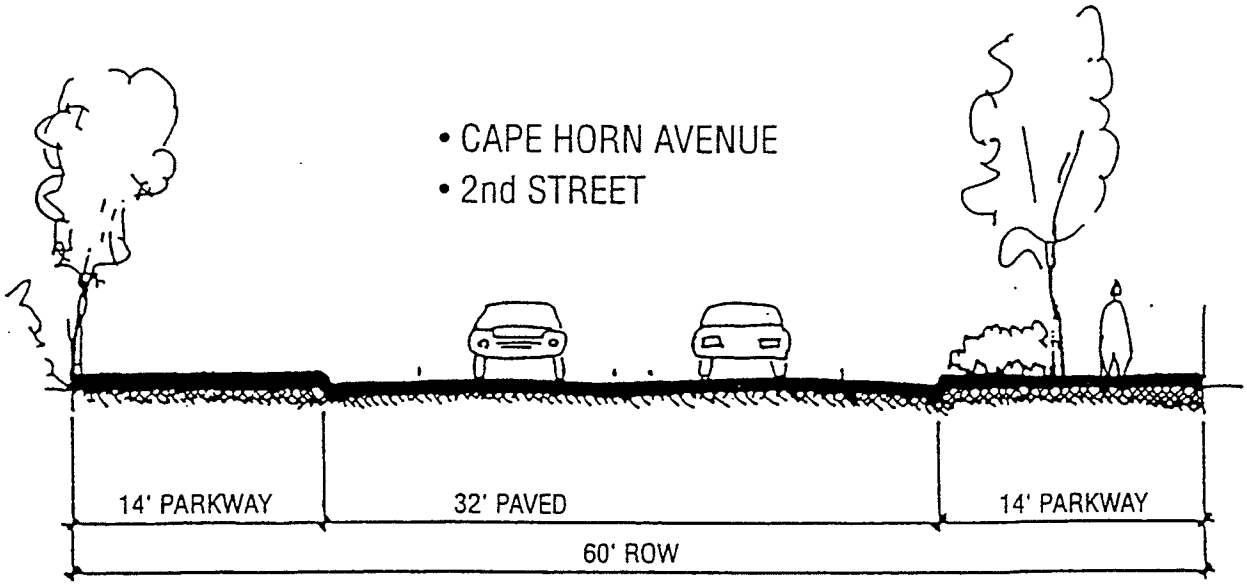


Figure 3

ROAD CROSS SECTIONS

BALANCE OF JULIAN HISTORIC DISTRICT



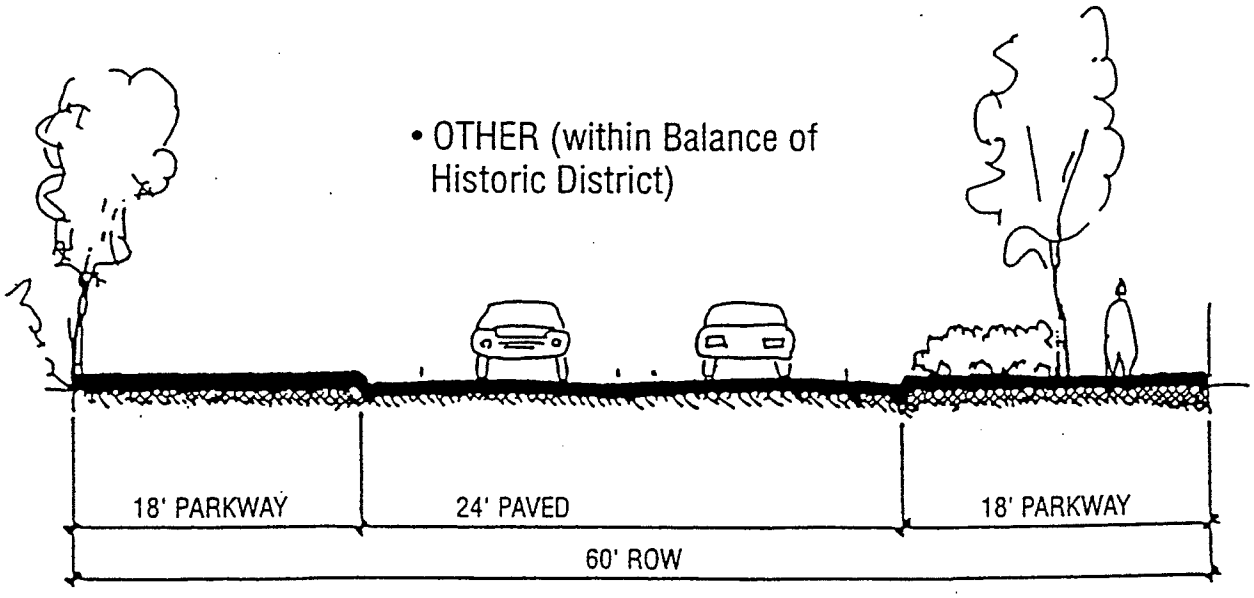
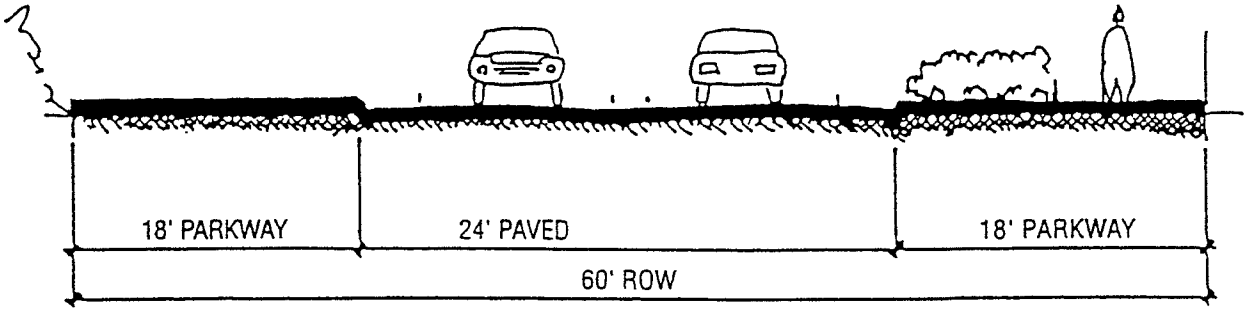
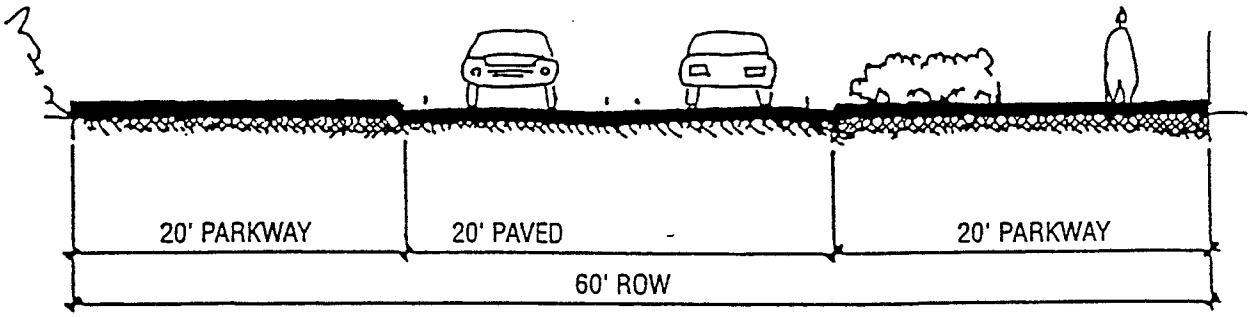


Figure 4

ROAD CROSS SECTIONS

BALANCE OF JULIAN COMMUNITY PLANNING AREA (JCPA)

• MORE than 100 ADT



• 100 ADT or LESS