

## SIERRA VALLEY & LAST CHANCE PLANNING AREAS

### GRIZZLY CREEK

#### **Features that Qualify Grizzly Creek for Scenic Designation:**

1. Visual aspects important to the maintenance of rural character:
  - A. The broad floodplain of Grizzly Creek provides forage for the pasturing of horse and cattle which is visible from the public highway.
  - B. The absence of commercial activities, dense residential uses, and off-premise advertising signs contributes to the rural character of the area.
2. Important scenic qualities which attract tourists:
  - A. Highway vegetation and absence of adjacent vegetation combine to offer a unique far-reaching view of the Grizzly Creek floodplain and existing pastoral uses.
  - B. Agricultural practices, to specifically include the grazing of pasture animals, provide a relaxing visual change of character for people who live in more densely populated areas.

#### **Standards for Land Development:**

1. Locate transmission and utility lines where they may be concealed by vegetation or topographical features.
2. On-premise signs shall not exceed 6 square feet nor exceed the height of any on-site building roof line.

#### **Land Use Protection Measures:**

1. Maintain agriculture and low density rural residential uses.
2. Establish a maximum parcel density of 10 acres per dwelling unit and utilize density transfer to maintain existing open space characteristics whenever feasible.
3. Prohibit off-premise advertising signs.

### ROCKY POINT

#### **Features that Qualify the Rocky Point Area for Scenic Designation:**

1. Important scenic qualities which attract tourists:
  - A. Large groves of alder trees and clusters of willow introduce the motorist from the east to the confluence of Grizzly Creek and the Middle Fork of the Feather River.
  - B. During the fall, the leafy foliage changes into a blaze of color.
  - C. The absence of off-premise advertising signs and commercial activities contributes to the natural beauty of the Middle Fork, which is attractive to the motorist.

#### **Standards for Land Development:**

1. Locate transmission and utility lines where they may be concealed from view by vegetation or topographical features.
2. Establish a 50-foot vegetation and riverbed protection buffer, measured from the top of the bank.
3. On-premise signs shall not exceed 6 square feet nor exceed the height of any on-site building roof line.

#### **Land Use Protection Measures:**

1. Maintain recreational facilities.
2. Prohibit off-premise advertising signs.
3. Allow the transfer of permitted parcel densities to land areas located outside the scenic boundary.

### CHARLES VALLEY

#### **Features that Qualify Charles Valley for Scenic Designation:**

1. Visual aspects important to the maintenance of rural character:
  - A. The absence of off-premise advertising signs affords a wide pastoral view of Charles Valley meadow.
  - B. The pasturing and grazing of cattle and horses enclosed by barbed wire and split rail fences.

- C. Views of structures designed for agricultural uses.

2. Important scenic qualities which attract tourists:

- A. Agricultural practices which include the grazing of pasture animals provides a relaxing visual change of character for people who live in more densely populated areas.

**Standards for Land Development:**

1. Encourage the nomination of ranch homesites and barns which may qualify for State historic landmark designation or for the National Register of Historic Places.
2. Locate transmission and utility lines where they may be concealed by vegetation or topographical features.
3. On-premise signs shall not exceed 6 square feet nor exceed the height of any on-site building roof line.

**Land Use Protection Measures:**

1. Maintain agricultural uses.
2. Prohibit off-premise advertising signs.

**BECKWOURTH PEAK**

**Features that Qualify the Beckwourth Peak Area for Scenic Designation:**

1. Important scenic qualities which attract tourists:

- A. Prominent blocky granite peaks and ravines visible from long distances, contrasted by lower slopes of dense conifer. The mountain's snowcapped peak in winter months provides additional contrasts and shadows on sunny days, further enhancing the mountain's scenic quality. The dominance of this land formation sustains the viewer's attention for long periods of time.

**Land Use Protection Measures:**

- A. Maintain resource production uses.

**ADAMS NECK**

**Features that Qualify Adams Neck for Scenic Designation:**

1. Visual aspects important to the maintenance of rural character:
  - A. Semi-desert rangeland and mountain basin country which provide open space and

unobstructed views to distant mountain ridges. Views may extend for more than a mile and last for a long duration of time from a moving vehicle.

- B. Dry rocky mountain peaks and deep ravines, connected by long sweeping slopes of scattered conifers, present a contrast to the nearby basins and knolls of sagebrush and bunchgrass.
- C. The absence of off-premise advertising signs and commercial activities contributes to the feeling of open space and rural character.

2. Representative samples of historical lifestyles important to Sierra Valley:

- A. The range and basin country of Adam Necks historically provided opportunities for dry grazing which is still being practiced today.
- B. Ranch homesteads established by past generations of Sierra Valley families dot the basin floor, consisting of wood-sided houses in a setting of alder trees and wood barns with large corral areas.

3. Important scenic qualities which attract tourists:

- A. At the north portion of Adams Neck, the floodplain of meandering Little Last Chance Creek provides an environment for Quaking Aspen and alder trees near Frenchman Lake Road and presents a blaze of color to the motorist during the fall months.
- B. The onset of winter provides a contrast between the broad, snowy slopes of the desert uplands and the dry sage below.
- C. During the spring and summer months the grazing of cattle and other agricultural practices provides a relaxing visual change of character for people who live in more densely populated areas.

**Standards for Land Development:**

- A. Revegetate fills greater than 3 feet high and cut slopes greater than 5 feet high.
- B. Locate transmission and distribution lines where they may be concealed by vegetation or topographical features.
- C. On-premise signs shall not exceed 6 square feet nor exceed the height of any on-site building roof line.
- D. Roofing materials of all structures shall be of earth tone color (i.e., brown, sand, red, etc.).

#### **Land Use Protection Measures:**

- A. Maintain agricultural and resource production uses.
- B. Prohibit off-premise advertising signs.
- C. Encourage the nomination of ranch homesites and barns which may qualify for State historic landmark designation or for the National Register of Historic Places.

#### **LITTLE LAST CHANCE CREEK CANYON**

#### **Features that Qualify Little Last Chance Creek Canyon for Scenic Designation:**

- 1. Important scenic qualities which attract tourists:
  - A. Reduced canyon highway speeds and highway elevation enhance the visual dominance of Little Last Chance Creek and its surrounding steep rocky cliffs.
  - B. The flow of Little Last Chance Creek varies from pools and eddies to rapids and falls.
  - C. Creekside vegetation consisting of willows, dogwood, alder, and aspen are in contrast to the blocky rocks, slides, and ancient lava flows of the canyon. Some of the surrounding vegetation changes color with the seasons.
  - D. The absence of off-premise advertising signs and commercial activities contributes to the natural beauty of the canyon.

#### **Standards for Land Development:**

- 1. Locate transmission and distribution lines where they may be concealed by vegetation or topographical features.
- 2. On-premise signs shall not exceed 6 square feet nor exceed the height of any on-site building roof line.

#### **Land Use Protection Measures:**

- 1. Maintain timber and resource uses.
- 2. Utilize density transfer to maintain open space characteristics of Little Last Chance Creek Canyon.
- 3. Prohibit off-premise advertising signs.

#### **FRENCHMAN LAKE**

#### **Features that Qualify Frenchman Lake for Scenic Designation:**

- 1. Important scenic qualities which attract tourists:
  - A. Frenchman Lake provides a dominant body of water that is a striking contrast to the surrounding sage uplands and sparsely forested mountain ridges.
  - B. Fall color and icy shorelines provide seasonal contrasts which enhance the visual quality of the lake.

#### **Standards for Land Development:**

- 1. Locate transmission and distribution lines where they may be concealed by vegetation or topographical features.
- 2. On-premise signs shall not exceed 6 square feet nor exceed the height of any on-site building roof line.

#### **Land Use Protection Measures:**

- 1. Maintain recreational facilities.
- 2. Prohibit off-premise advertising signs.
- 3. Allow the transfer of permitted parcel densities to land areas outside the scenic boundary.

#### **LITTLE LAST CHANCE**

#### **Features that Qualify Little Last Chance for Scenic Designation:**

- 1. Visual aspects important to the maintenance of rural character:
  - A. The absence of off-premise advertising signs affords a wide pastoral view of Little Last Chance meadow.
  - B. The pasturing and grazing of cattle enclosed by barbed wire fences.
  - C. Views of structures designed for agricultural uses.
- 2. Important scenic qualities which attract tourists:
  - A. Agricultural practices which include the grazing of pasture animals provide a relaxing visual change of character for people who live in more densely populated areas.

**Standards for Land Development:**

1. Locate transmission and utility lines where they may be concealed by vegetation or topographical features.
2. On-premise signs shall not exceed 6 square feet nor exceed the height of any on-site building roof line.

**Land Use Protection Measures:**

1. Maintain agricultural uses.
2. Prohibit off-premise advertising signs.

**RAMELLI SCENIC AREA****Features that Qualify Ramelli Scenic Area for Scenic Designation:**

1. Visual aspects important to the maintenance of rural character:
  - A. This location is the eastern gateway to Lake Davis where a traveler leaves the semi-desert rangeland mountain basin of Sierra Valley and enters a forested recreation area with occasional meadows.
2. Important scenic qualities which attract tourists:
  - A. This location is close to the Beckwourth Cabin, a historical building of local and Statewide significance.
  - B. The contrast of the tree-covered site with open ranchland of Sierra Valley.

**Standards for Land Development:**

1. Locate transmission and utility lines where they may be concealed from view by vegetation or topographical features.
2. On-premise signs shall not exceed the height of any on-site building roof line.
3. Structures are to be located so as to be obscured by the existing vegetation.

**Land Use Protection Measures:**

1. Prohibit off-premise advertising signs.
2. All building permits are subject to architectural review by the Planning Department to ensure that the visual aspects and scenic qualities are maintained.

**SCENIC ROADS****COUNTY SCENIC ROADS: Protection Measures and Development Standards**

County Roads 101, 103, 109, 111, 112 and 126.

Establish a 100-foot scenic corridor, measured from the edge of the highway easement, limited to all land use except Prime Opportunity areas. The following development standards shall apply:

1. No off-premise advertising signs.
2. Signs, on-premise only, shall not exceed 6 square feet maximum for residential uses, and 100 square feet maximum area for commercial uses. Signs will not exceed the height of any on-site building roof line. No pennants or flashing lights shall be permitted.
3. Locate transmission and utility lines where they may be concealed by vegetation or topographical features.
4. Establish building exclusion areas within 50 feet from perennial streams or irrigation ditches, measured from the top of the bank.
5. Maintain natural topographical features within public road rights-of-way where it is not a clear and present danger to public health, safety, and welfare.
6. Maintain natural vegetation within scenic corridor areas.

**SCENIC HIGHWAYS****STATE SCENIC HIGHWAYS: Protection Measures and Development Standards**

State Highways 70, 284 and 49.

Establish a 100-foot scenic corridor, measured from the edge of the highway easement, limited to all land use except Prime Opportunity areas. The following development standards shall apply:

1. No off-premise advertising signs.
2. Signs, on-premise only, shall not exceed 6 square feet maximum for residential uses, and 100 square feet maximum area for commercial uses. Signs will not exceed the height of any on-site building roof line. No pennants or flashing lights shall be permitted.
3. Locate transmission and utility lines where they may be concealed by vegetation or topographical features.

4. Establish building exclusion areas within 50 feet from perennial streams or irrigation ditches, measured from the top of the bank.
5. Maintain natural topographical features within public road rights-of-way where it is not a clear and present danger to public health, safety, and welfare.
6. Maintain natural vegetation within scenic corridor areas.

#### **Application of Development Standards**

Where scenic roads and highways are embodied by a scenic area, development standards for scenic roads and highways shall prevail within their established corridors.