

MOHAWK & MIDDLE FORK PLANNING AREAS

<u>C ROAD</u>	
Features that Qualify C-Road 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 Mohawk Valley and distant mountain peaks.	A. The absence of off-premise advertising signs affords a wide pastoral view of Mohawk Valley and distant mountain peaks.
B. The pasturing and grazing of cattle and horses enclosed by barbed wire fencing.	B. The pasturing and grazing of cattle and horses enclosed by barbed wire fencing.
C. Views of structures designed and used for agricultural uses such as hay barns.	C. Views of structures designed and used for agricultural uses such as hay barns.
2. Important scenic qualities which attract tourists:	
A. The pastoral setting of grazing cattle on the gently sloping meadow provides a lasting visual impression to passersby.	A. The pastoral setting of grazing cattle on the gently sloping meadow provides a lasting visual impression to passersby.
B. The meandering Middle Fork of the Feather River is visible from the traveled way and serves to complete the meadowland setting of Mohawk Valley.	B. The meandering Middle Fork of the Feather River is visible from the traveled way and serves to complete the meadowland setting of Mohawk Valley.
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.	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.	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.	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, such as grazing, which encourage the maintenance of grasslands.	1. Encourage agricultural uses, such as grazing, which promote the maintenance of grasslands. The uses permitted shall be those permitted in the various manners by the zone which implements the Important Agricultural Area. The uses permitted in any manner by any other zone applied to the property shall also be permitted subject to site development review. The site development review shall be conducted to ensure compatibility with the scenic qualities identified to be protected or preserved.
2. Prohibit off-premise advertising signs.	2. Prohibit off-premise advertising signs.
<u>MOHAWK VALLEY</u>	
Features that Qualify Mohawk Valley for Scenic Designation:	
1. Visual aspects important to the maintenance of rural character:	

SOUTH MOHAWK VALLEY

Features that Qualify South Mohawk 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 Mohawk Valley and distant snowcapped mountain peaks.
 - B. The pasturing and grazing of cattle and horses enclosed by barbed wire fencing.
 - C. Views of structures designed and used for agricultural uses, such as hay barns.
2. Representative samples of historical life styles important to South Mohawk Valley:
 - A. The large imposing two-story McLear ranch residence with surrounding barns and outbuildings reflects the area's past historical activity as a stage stop.
 - B. Architectural features, such as window shutters and front porch balconies as well as the type of building materials used, reflect early construction methods and popular residential designs in Plumas County.
3. Important scenic qualities which attract tourists:
 - A. The pastoral setting of the old residence, bunk house, and the grazing cattle on the gently sloping meadow provides a lasting visual impression to passersby.
 - B. The meandering Middle Fork of the Feather River is visible from the traveled way and serves to complete the meadowland setting of South Mohawk Valley.

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. Encourage agricultural uses. The uses permitted shall be those permitted in the various manners by the zone which implements the Important Agricultural Area. The uses permitted in any manner by any other zone applied to the property shall also be permitted subject to site development review. The site development review shall be conducted to ensure compatibility with the scenic qualities identified to be protected or preserved.
2. Prohibit off-premise advertising signs.

JOHNSVILLE

Features that Qualify Johnsville for Scenic Designation:

1. Representative samples of historic life styles important to Johnsville:
 - A. The predominance of Victorian era wood-finished structures with emphasis on simple architectural forms, special architectural features such as steep roof pitch and second story porch entry ways, reflects early adaptations to deep snow packs of winter.
 - B. Johnsville's commercial and residential structures still remain well intact and represent needs typical to early mining communities such as a horse livery stable, fire house, and boarding house for miners.
2. Important scenic qualities which attract tourists:
 - A. Johnsville's well-preserved past, and the past reflected in new structures, serves to attract tourists and other County residents alike.
 - B. Johnsville's isolated setting below snow-capped peaks associated with the absence of intense commercial activity provides a pace of life attractive and relaxing to people who live in more densely populated areas.
 - C. The absence of off-premise advertising signs contributes to the historical feeling and surrounding natural beauty of Johnsville.

Standards for Land Development:

1. Locate transmission and utility lines where they may be concealed by vegetation or topographical features.
2. Encourage the nomination of the Johnsville district for State historic landmark designation or for the National Register of Historic Places.

3. That an architectural review committee be established to assure that the exterior of all new and remodeled residential structures be designed in a manner consistent with the prevailing character of Johnsville.
4. 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 single family residential uses.
2. Prohibit off-premise advertising signs.

LONG VALLEY

Features that Qualify Long 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 Long Valley and distant snowcapped mountain peaks.
 - B. The pasturing and grazing of cattle and horses enclosed by barbed wire or split rail fences.
 - C. Views of structures designed for agricultural uses, such as old barns.
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. 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.

MIDDLE FORK OF THE FEATHER RIVER

Features that Qualify the Middle Fork for Scenic Designation:

1. Important scenic qualities which attract tourists:
 - A. The free-flowing Middle Fork's character varies from pools and eddies along rock and gravel bars to rapids and falls.
 - B. Adjacent watershed and shoreline environments are primitive in nature consisting of a variety of vegetation and topography displaying minimal alteration by man.

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 a maximum of 6 square feet nor exceed the height of any on-site building roof line.

Land Use Protection Measures:

1. Permit wildlife management, watershed management, campground, and recreation facilities oriented to the river with such uses compatible with the protection of scenic qualities identified. The uses permitted in any manner by any other zone applied to the property shall also be permitted subject to site development review. Mining shall be permitted subject to site development review. The site development review shall be conducted to ensure compatibility with the scenic qualities identified to be protected or preserved.
2. Prohibit permanent structures.

SCENIC HIGHWAYS

The following State highways provide important access to views of near or distant scenic areas:

70

70/89

89 Junction to Quincy LaPorte
Road C511

89

Protection Measures and Development Standards:

Establish a 100-foot scenic corridor measured from the edge of the highway easement. 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 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.

SCENIC ROADS

The following County roads or County road segments provide important access to views of near or distant scenic areas:

506 Graeagle-Johnsville Road: From Mohawk Highway 40 to JV02 Church Street, Johnsville.

506B Mohawk Highway 40: From Graeagle-Johnsville Road to State Highway 70.

509 Sloat Road: From State Highway 70 to Sloat Transfer Station Road.

519 Golden Lake Forest Highway: From State Highway 89 to Sierra County.

520 Little Bear Road: From State Highway 89 to State Highway 70.

Protection Measures and Development Standards:

Establish a 100-foot scenic corridor, measured from the edge of the highway easement. 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.

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.