

## AMERICAN VALLEY - MIDDLE FORK PLANNING AREAS

### THOMPSON VALLEY

#### **Features that Qualify the Thompson Valley for Scenic Designation:**

1. Visual aspects important to the maintenance of rural character:
  - A. Thompson Valley provides a view of cattle and horses grazing on natural and irrigated pastureland.
  - B. Throughout the valley stand the ranch residences, various barns, corrals, and outbuildings.
  - C. The floodplains and meadowland provide a habitat attractive to a variety of waterfowl, particularly Canada Geese, which are oftentimes visible to passersby.
  - D. The absence of commercial activities and off-premise advertising signs contributes to the rural character of the valley.
2. Representative samples of historical life styles important to the Thompson Valley:
  - A. Some weathered barns remain throughout the valleys to complete the agricultural setting and indicate past needs to store large quantities of winter feed and supplies for work animals and cattle.
  - B. Animal-drawn agricultural implements are often visible from the traveled way.
3. Important scenic qualities which attract tourists:
  - A. The pastoral setting of ranch residence, barns, grazing cattle, horses, meadowland, and small streams provides a relaxing change of character for people who live in more densely populated areas.

#### **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 agricultural uses.

2. Encourage the nomination of the ranch homesite and barns which may qualify for State historic landmark designation or for the National Register of Historic Places.
3. Permit no land division in order to maintain viability of the ranch which consists of meadowlands, surrounding knolls, corrals, and winter feeding areas.
4. Prohibit off-premise advertising signs.

### AMERICAN VALLEY

#### **Features that Qualify the American Valley for Scenic Designation:**

1. Visual aspects important to the maintenance of rural character:
  - A. American Valley provides a view of cattle and horses grazing on natural and irrigated pastureland.
  - B. Throughout the valley stand various barns, corrals, out-buildings, and neatly kept residential structures.
  - C. The floodplains and meadowland provide a habitat attractive to a variety of waterfowl, particularly Canada Geese, which are oftentimes visible to passersby.
  - D. The absence of commercial activities and off-premise advertising signs contributes to the rural character of the valley.
2. Representative samples of historical lifestyles important to the American Valley:
  - A. Old Victorian and turn-of-the-century ranch residences still maintain their original character of high gable roofs, cove sidings, and handmade brick walls which reflect the application of construction skills from a more simple lifestyle.
  - B. Some weathered barns remain throughout the valleys to complete the agricultural setting and indicate past needs to store large quantities of winter feed and supplies for work animals and cattle.
  - C. Animal-drawn agricultural implements are often visible from the traveled way.
3. Important scenic qualities which attract tourists:
  - A. The pastoral setting of old residences, barns, grazing cattle, horses, meadowland, and small streams provides a relaxing change of character for people who live in more densely populated areas.

**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 agricultural, recreation, and rural residential uses.
2. Encourage the nomination of ranch homesites and barns which may qualify for State historic landmark designation or for the National Register of Historic Places.
3. Utilize density transfer to maintain open space qualities of existing pasture and meadowlands and to locate rural residential densities away from important scenic structures.
4. Prohibit off-premise advertising signs.

**BUTTERFLY VALLEY****Features that Qualify Butterfly Valley for Scenic Designation:**

1. Visual aspects important to the maintenance of rural character:
  - A. The meadow of Butterfly Valley provides open, gently sloping pastureland which is fenced and irrigated for small numbers of farm animals and home cultivation.
  - B. Residential design and construction often reflect a creative rural lifestyle unique to Butterfly Valley.
  - C. Areas near residences are used for large gardens and the keeping of small farm animals.
  - D. Absence of off-premise advertising signs contributes to the rural pastoral setting of Butterfly Valley.

**Standards for Land Development:**

1. Locate transmission and utility lines where they may be concealed by vegetation or topographical features.
2. Encourage the adoption of building codes and standards which may allow alternative building construction methods and materials.
3. On-premise signs shall not exceed 6 square feet or exceed the height of any on-site building roof line.

**Land Use Protection Measures:**

1. Maintain rural residential and agricultural uses.

2. Utilize density transfer to maintain existing meadowland open space.
3. Prohibit off-premise advertising signs.

**SPRING GARDEN****Features that Qualify Spring Garden for Scenic Designation:**

1. Important scenic qualities which attract tourists:
  - A. The existing highway elevation at the Spring Garden railroad siding provides near and distant views of lush green meadowland.
  - B. The absence of off-premise advertising signs and commercial uses contributes to the natural setting of the Spring Garden meadow and provides a relaxing change of character for people who live in more densely populated areas.

**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 or exceed the height of any on-site building.

**Land Use Protection Measures:**

1. Maintain agricultural uses.
2. Utilize density transfer to maintain existing meadowland open space characteristics.
3. Prohibit off-premise advertising signs.

**MEADOW VALLEY - SPANISH RANCH****Features that Qualify the Meadow Valley / Spanish Ranch Area for Scenic Designation:**

1. Visual aspects important to the maintenance of rural character:
  - A. The absence of off-premise advertising signs affords wide pastoral views of Meadow Valley and distant Spanish Peak.
  - B. The pasturing and grazing of cattle and horses enclosed by barbed wire or split rail fences.

2. Important scenic qualities which attract tourists:

- A. Agricultural practices, which include the grazing or boarding of pasture animals, located against the background of snowcapped Spanish Peak, 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.

**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; Spanish Creek, Quincy to Greenville Wye.

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:

413 Spanish Ranch Road: From Bucks lake Road to Spanish Ranch Butte County Road.

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

511 Quincy-LaPorte Road: From State Highway 70 to Plumas National Forest.

**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.