

ORDINANCE NO. \_\_\_\_\_

THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO DOES  
ORDAIN AS FOLLOWS:

Section 1. Chapter 17.76 is hereby added to Title 17 of the El Dorado County  
Ordinance Code to read as follows:

CHAPTER 17.76

SCENIC CORRIDOR (SC) OVERLAY ZONE

Sections:

Section 17.76.010	Purpose
Section 17.76.020	Designation of Scenic Corridors
Section 17.76.030	Permitted Uses
Section 17.76.040	Uses Prohibited
Section 17.76.050	Uses requiring special use permit
Section 17.76.060	Design Review Required
Section 17.76.070	Development Standards
Section 17.76.080	Parking
Section 17.76.090	Landscaping
Section 17.76.100	Earthmoving and Grading
Section 17.76.110	Outdoor Advertizing
Section 17.76.120	Utility Lines
Section 17.76.130	Lighting
Section 17.76.140	Definitions

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**Section 17.76.010 Purpose**

The purpose of the standards and regulations established in this chapter is to:

- A. Protect and enhance the scenic quality and visual appearance of historical areas and views from the roadways, retain unusual and attractive natural features within the scenic corridors along designated scenic highways, byways and roads in El Dorado County;
- B. Protect and enhance the beauty, amenities, and quality of life of El Dorado County;
- C. Protect agricultural, rural, and residential districts adjoining county scenic highways from adverse impacts of excessive development, excessive number or sizes of nearby signs, and unsightly conditions;
- D. Prevent incompatible and uncontrolled alterations of existing land forms and vegetative habitats by grading, excavation, development and uncontrolled land management practices;
- E. Eliminate unsightly conditions which may be unduly distracting to, and may impair the safety of, highway users;
- F. Create a favorable public image that will encourage economic development and tourism within the county and to; and
- G. Insure the enhancement of property values in areas through which the scenic highway is located.

All these purposes are intended to spur community pride and contribute to the well being and enjoyment of residents and visitors to El Dorado County.

Section 17.76.020 Designation of Scenic Corridors

The Scenic Corridor (SC) Zone shall be combined with one or more base zones and shall apply in addition to the regulations of the base zone. The provisions of this Chapter shall govern in those cases where they differ with the regulations in the base zone.

A. The Scenic Corridor Zone shall apply to all land as described below:

<u>Scenic Highways</u>	<u>Designated Scenic Corridors</u> <u>Min. Corridor Width</u>
1. All of State Highway 50	All areas as shown on the Scenic Highway 50 SC Overlay Map as adopted by El Dorado County, which is here/by incorporated by reference.

1           **Section 17.76.030    Permitted Uses**

2  
3           All uses permitted in the base zone district with which the SC District is  
4 combined except as prohibited in Section 17.76.040.

5  
6           A.     All uses shall be subject to design review except single family homes and  
7           accessory structures.

1           **Section 17.76.040     Uses Prohibited**

2  
3           The following uses shall be prohibited within the Scenic Corridor Zone:

- 4  
5           (1)    Outdoor maintenance yards, auto storage yards, and storage of  
6                    inoperable motorized equipment;
- 7           (2)    Outdoor storage yards for building supplies, garden supplies, or  
8                    any other supplies;
- 9           (3)    Billboards or off-site, outdoor advertizing signs and displays;
- 10          (4)    Auto repair, muffler shop, radiator repair, auto painting and auto  
11                    body repair uses except for incidental auto repair where in  
12                    conjunction with automotive sales and where contained completely  
13                    indoors and screened from public view;
- 14          (5)    Truck transfer stations;
- 15          (6)    Junk yards;
- 16          (7)    Dumps, landfills, and trash incinerators;
- 17          (8)    Scrap metal processing facilities;
- 18          (9)    Automotive dismantling facilities;
- 19          (10)   Commercial slaughter houses and rendering plants;
- 20          (11)   Auto rental and truck rental storage lots;
- 21          (12)   Mini storage and warehouses;
- 22          (13)   Temporary structures except those used in conjunction with and  
23                    during construction projects;
- 24          (14)   Mineral extraction, mining, quarrying, excavation, and drilling;
- 25          (15)   Processing and stockpiling of rock, sand, gravel, decomposed  
26                    granite, and similar materials;
- 27          (16)   Rock crushing plants, washing, screening, and drying facilities and  
28                    equipment, and concrete batching plants;
- 29          (17)   Any other use which is determined by the County Board of  
30                    Supervisors to be of the same general character of other prohibited  
31                    uses or to be in conflict with the intent of this zone.

1           **Section 17.76.050     Uses requiring special use permit**  
2

3           **Uses permitted with a special use permit in a SC District are all those use**  
4           **conditionally permitted by the underlying base zone district with which the SC**  
5           **District is combined, and in addition, those uses listed herein.**  
6

- 7           (1)     **Communications and transmission towers;**  
          (2)     **Development on ridge tops and hillside areas with slopes over**  
                  **20%;**  
          (3)     **Multifamily housing developments;**  
          (4)     **Cattle, hog feed lots, animal stock yards, corrals and high-density**  
12           **livestock uses;**  
13           (5)     **Manufacturing industries;**  
14           (6)     **Mobile home parks;**  
15           (7)     **Auto rental lots;**  
16           (8)     **Growing or harvesting of forest products, whether planted or of**  
17           **natural growth, including Christmas trees and nursery stock for**  
18           **restocking commercial forest land, or for retail trade.**

1           **Section 17.76.060    Design Review Required**

2  
3           Prior to the issuance of a building permit in the SC Zone, all development  
4           proposals, except individual single family homes, shall submit a development  
5           plan to be approved through the design review process.

- 6  
7           A.    All applications for design review shall submit development plans which  
8           shall include landscaping; signs; visual screens; the number, location and  
9           extent of access points from the street(s); the location and design of all  
10           buildings, structures, and off-street parking; and any other conditions  
11           deemed essential to insure the compatibility of the proposed uses with the  
12           intent of this Chapter.



**Section 17.76.070 Development Standards**

The following property development standards shall apply to all land and structures in the SC Zone. In all cases, the minimum standard shall be that of the base zone or the SC Combining Zone, whichever is more restrictive.

**A. Development Types**

All property within the scenic highway overlay zone shall be identified as rural, semi-rural, or non-rural development types according to the base zone designation.

**Table 17.76.070-A: Development Typology**

Base Zone	Foreground			Back-ground
	Rural	Semi-Rural	Non-Rural	
Agricultural	AE, PA	A	—	All Base Zones
Residential	R-20, R-40 R-60, RA-80 RA-160	RE-10, RE-5	R1, R1A, R2 RM, RT, R2A R20, 000, R3A MH, MP	
Commercial			C, CPO, CP CG	
Industrial			R&D, I	
Other	O.S., Cons. TC, TPZ, MR TP	TC	AA, TC, RF, C, CPO, CP	

B. Development Standards. The minimum development standards for each development types shall be as follows.

Table 17.76.070-B. Development Standards

(1) Building Setbacks

	Foreground			Background
	Rural	Semi-Rural	Non-Rural	
Frontyard	35'	35'	20'*	Base zone requirements shall apply
Backyard	35'	35'	20'	Base zone requirements shall apply
Sideyard	10'	10'	5' *	Base zone requirements shall apply

\* Except for designated historic districts, where the base zone applies.

(2) Building Setbacks from Scenic Highway Rights-of-Way

Type of Road	Foreground				Background
	Rural	Semi-Rural	Non-Rural		
			Res.	Com.	
Four-lane divided scenic highway-limited access	200'	200'	200'	35'	Base zone requirements shall apply
Four-lane scenic highway or county road	100'	100'	100'	35'	Base zone requirements shall apply
Two or three lane scenic highway or county road	Min. 35'	Min. 35'	Min. 20'	Min. 20'*	Base zone requirements shall apply

\* Except for designated historic districts, where the Base zone applies.

(3) Minimum Lot Size

	Foreground				Background
	Rural	Semi-Rural	Non-Rural		
			Res.	Com.	
Minimum lot size	10 ac.	5 ac.	3 ac.	10,000 sq. ft.*	Base zone requirements shall apply

\* Except for designated historic districts, where the base zone applies.

(4) Minimum Lot Width

	Foreground				Background
	Rural	Semi-Rural	Non-Rural		
			Res.	Com.	
Minimum lot width	150'	150'	100'	50'*	Base zone requirements shall apply

\* Except for designated historic districts, where the Base zone applies.

(5) Maximum Lot Coverage

	Foreground				Background
	Rural	Semi-Rural	Non-Rural		
			Res.	Com.	
Maximum lot coverage	5%	10%	35%	35%	Base zone requirements shall apply

(6) Maximum Height

The maximum height of buildings, structures or accessory structure shall not exceed 35 feet or 3 stories, measured from finish grade, except for chimneys, belltowers, steeples, or other special architectural features which may extend beyond the 35-foot height limit, but shall not exceed 50-feet. Signs and sign heights shall be limited in height per Section 17.76.110.

(7) Required Landscape Screening

A 20-foot landscaped setback is required adjacent to scenic highways, except for designated historic districts where the buildings may have a 0-foot setback

1 from the front right-of-way. Landscape screening shall be in accordance with  
2 Section 17.76.090.C.

3  
4  
5 **C. Building design**

6  
7 All buildings constructed in the scenic highway corridor or visible from a scenic  
8 highway shall be designed by a licensed architect in the State of California to blend in  
9 with surrounding landscape community and preserve the rural character of El Dorado  
10 County.

11  
12 (1) Building materials and colors shall not detract from the surrounding  
13 landscape community. Use of earth tone colors, and natural materials  
14 are recommended. Use of wood, stone, concrete, marble, granite,  
15 polished granite, tiles, and decorative block, brick, and/or stucco is  
16 preferable. Large expanses of glass, reflective or mirror glass and steel  
17 in curtain wall construction are inappropriate.

18  
19 (2) Special consideration shall be given in the design review process to the  
20 design and materials used for roofs where the scenic roadway is  
21 elevated above the grade level of structures.

22  
23 (3) All roof top equipment, air conditioning units, elevator shafts, and  
24 other mechanical equipment shall be screened from view.

25  
26  
27 **D. Construction on steep slopes**

28  
29 (1) No roadways, driveways or parking shall be constructed on slopes in  
30 excess of 15%, except where necessary to provide access to areas of less  
31 slopes.

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33 (2) All cuts and fills on roadways or driveways are to be restored to blend  
34 with the natural, surrounding topography.  
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- (3) Buildings and parking areas constructed on slopes over 15% shall conform to the following criteria:
- (i) All structures and parking located on slopes over 15% shall be constructed utilizing pier and beam techniques or shall be terraced and consolidated into the hillside.
- (ii) Structural excavation shall not exceed a maximum of eight feet in depth.
- (iii) Padding of lots for building construction is prohibited.
- (iv) Terraced fill and retaining walls shall be a maximum one to one grade, and limited to four feet in height for each terrace. More than one level of terrace is permitted.
- (v) Areas of cut and fill shall be limited to a maximum of three to one (3:1). Areas of cut and fill not hidden from view shall be effectively screened by additional landscaping.

23 E. Fencing

24 Fencing within the foreground of scenic corridors shall be constructed of  
25 natural materials such as wood or stone, and shall be designed to maintain the  
26 rural character of the scenic corridor.  
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- (1) Chain link fencing topped with barbed wire or razor wire is not permitted.
- (2) Fencing adjacent to a designated scenic roadway in all rural and semi-rural areas shall be of an open construction that does not totally restrict views to the foreground and background unless otherwise approved by Design Review and in those cases where fencing is used for purposes of screening objectional views and uses.

- (3) All fencing used for screening shall be screen landscaped with appropriate landscape materials unless otherwise approved by Design Review.

2  
3

1           Section 17.76.080      Parking  
2

- 3           A.     All parking lots shall be landscaped in accordance with Section 17.76.090  
4                 Landscaping and the County Parking Ordinance, Chapter \_\_\_\_\_.  
5  
6           B.     Delivery bays, loading docks, and entries to trash enclosures shall not face  
7                 onto, open onto, or be visible from any scenic highway.  
8  
9           C.     Roll-up doors shall not face onto or be visible from any scenic highway.  
10  
11          D.     A minimum of five (5) feet shall be maintained between any building or  
12                 structure, including any walkway, and the surface of the parking area. This  
13                 space shall be landscaped with appropriate plant material as approved through  
14                 the Design Review Process.  
15  
16          E.     Direct access onto any scenic highway shall be limited to one point of ingress  
17                 and egress per lot. The maximum width of driveways is thirty (30') feet.  
18  
19          F.     Large expanses of undefined paving areas within the front setback area with  
20                 cars backing onto the street right-of-way shall not be permitted. However,  
21                 curb-side street parking or angled street parking may be permitted on local,  
22                 commercial streets with designated or posted speed limits of 25 mph or less  
23                 when located in front of commercial establishments with store fronts adjacent  
24                 to the front property line.



Section 17.76.090 Landscaping

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- A. Landscaping plans by a licensed landscape architect shall be required as part of development plans within the scenic corridor and approved through the design review process.
  - B. Landscaping shall be consistent with the predominant underlying native plant community and fit the vegetation native to the area. Plant materials are intended to minimize irrigation, care and maintenance, to be visually non-obtrusive, and to be biologically non-intrusive to the underlying native plant community.
    - (1) A minimum fifty (50%) percent of all required landscaping materials shall consist of plant species native to the underlying plant community of the area.
    - (2) Exotic or introduced plant species not consistent with the underlying plant community in the surrounding area shall be approved by Design Review.
  - C. Landscaping shall be used to screen views of development from a scenic highway. A frontage buffer zone along all scenic highways shall contain an appropriate visual screen consisting of existing or installed landscape materials comprised of approved trees, shrubbery, and ground cover.
    - (1) Screen plantings for perimeter areas shall be a minimum of ten (10') feet in width.
    - (2) Plant species shall be used so that full screening from the roadway is achieved within ten (10) years of project completion.
    - (3) Vegetation used for screening shall be equally effective at all times of the year.
  - D. Landscaping shall be required for all new or expanded parking lots. Parking lot landscaping shall provide both interior and perimeter landscaping.

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- (1) All open surface parking lots shall be landscaped with a minimum of one tree for every four (4) parking stalls.
  - (2) Parking lot landscaping shall be placed on the site to screen parked cars from being visible from the scenic roadway and to provide for shading of parking stalls.
  - (3) Parking lot landscaping shall be planted to provide shade over 50% of all paved surfaces during summer months within ten (10) years of project completion.
- E. No mature trees of more than 6 inches in diameter at three feet height from grade shall be removed without approval of the Planning Director. If a mature tree is removed, trees of like kind or species shall be replaced in the area, at a ratio of 3 to 1.
- F. The property owner shall be responsible for maintaining all landscaping in good condition to present a healthy, neat and orderly appearance for the life of the development. Dead or diseased planting shall be replaced immediately.
- G. All solid fencing, screen fencing and sound walls shall be screened from view from scenic highways with screen planting materials appropriate to the underlying native plant community.
- H. All required landscaping shall use a minimum of 15 gallon tree size in all landscaped areas.

Section 17.76.100 Earthmoving and Grading

2  
3 A. Earthmoving, grading and alterations to the natural or artificial land contours  
4 shall be limited as follows:

- 5  
6 (1) No major ridge lines shall be altered.  
7 (2) All roads, driveways and parking lots shall be located to keep grading  
8 to a minimum and follow the natural contours of hillsides.  
9 (3) Dust shall be controlled on all surfaces.  
10 (4) Any contour altered by grading shall be restored by means of land  
11 sculpturing and replacing a cover of top soil in such a manner as to  
12 minimize runoff and erosion, and prevent ponding of water.  
13 (5) Any graded area shall be planted with native plant materials consistent  
14 with the underlying native plant community in the area, so as to  
15 minimize care, irrigation, and to be compatible with the existing natural  
16 ground cover.  
17 (6) Alterations of stream beds or destruction of adjacent vegetation is not  
18 permitted.  
19 (7) No cut or fill shall exceed a 3:1 slope, unless as a means of preserving  
20 the natural scenic quality of existing hillsides as required by the Board  
21 of Supervisors.  
22 (8) No exposed retaining wall, shall exceed six (6') feet in height, except  
23 to preserve the natural scenic quality of the landscape as approved by  
24 Design Review.

Section 17.76.110 Signs

All signs are subject to the requirements under Chapter 17.16 Signs, except as further regulated herein below.

A. On-premise signs and off-premise signs are subject to the following limitations.

- (1) One free-standing sign may be installed on any lot to direct attention exclusively to a business, profession, service, or entertainment conducted on the premises.
- (2) One sign may be installed on any street frontage of any lot pertaining only to the sale rental, or lease of the premises upon which displayed.
- (3) When the sign consists of only designs, letters, or figures, the total area of the sign shall be the area of the smallest rectangle or circle in which all of the sign may be inscribed.
- (4) Traffic directional signs and other signs necessary to the functioning of a establishment shall be permitted whenever the type, size and location of such signs are first approved through design review.

B. Informational panels providing direction and information regarding points of interest, non-commercial in nature, are permitted subject to design review approval.

Section 17.76.120      Utility Lines

2  
3 All new development or changes to existing structures shall underground all utilities  
4 within a Scenic Corridor. All extensions or relocations of electric, cable or telecommu-  
5 nication distribution and service lines visible from the scenic highway must be placed  
6 underground.

7  
8 A. An exception may be made if the Public Utilities Commission finds that such  
9 undergrounding is infeasible because of terrain, soil, conditions or geological  
10 problems.

11  
12 B. Utility companies shall coordinate in the planning stage with the Planning  
13 Commission on the location or relocation of all transmission lines that would  
14 be within view of a scenic highway.

15  
16 C. Where undergrounding would be impossible, an exception can be made by the  
17 Board of Supervisors subject to the following conditions:

- 18  
19 (1) Avoid prominent and barren sides of mountains or hills;  
20 (2) Keep alignment along the bottom or lower slopes and valleys between  
21 hills;  
22 (3) Avoid crossing hill contours at right angles; and  
23 (4) Avoid steep grades which expose the right-of-way to view from a  
24 scenic highway, byway or county scenic road.

1           **Section 17.76.130      Lighting**

- 2
- 3           **A.      All exterior lighting used to illuminate buildings, parking lots or landscape**  
4           **areas shall be controlled to avoid glare or reflection on any adjoining property.**
- 5
- 6           **B.      All exterior lighting for signs and landscaping shall be turned off when**  
7           **businesses are not open.**
- 8
- 9           **C.      All lighting for parking lots, parks, ball fields, streets, and driveways and other**  
10           **on-site lighting shall be shielded to avoid glare, reflection into the sky, and**  
11           **direct illumination visible from the Highway 50 corridor.**

Section 17.76.140

Definitions

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background

The visual areas of a scenic corridor that is beyond the immediate visual foreground area adjacent to a scenic highway. Background areas form a visual backdrop, usually in the form of expansive views of valleys, ridgelines, or distant mountains, providing harmony or contrast, which forms the surroundings or setting against which the foreground is seen.

byway

Any backway, back road, highway, historic route, leisure way, loop, parkway, rustic road or trail, or roadways of cultural or historic significance, but not a limited access highway, designated by El Dorado County because of its scenic quality and enjoyment.

foreground

That part of a scenic corridor nearest to the right-of-way of a scenic highway.

hillsides

Any area of a lot with slopes over twenty (20%) grade.

lot coverage

The percentage of the lot that is covered by all buildings, accessory structures, roofed or otherwise covered structures that are higher than three (3') feet above ground level, excluding allowable projecting eaves, balconies, open decks, patios, pools, and similar features.

non-rural

Urbanized areas of development where land is generally developed or primarily used for higher intensity residential, commercial, or industrial uses in the pattern of villages, towns, cities, or standard single family residential subdivisions.

parking coverage

The percent of a lot covered by impermeable surfaces for the use of parking, vehicular circulation and driveways exclud-

1 ing pedestrian, paths and sidewalks, patio areas, open decks,  
2 and hard surface recreation surfaces.

3  
4 **proximity** Any 660 feet from each edge of the right-of-way of designat-  
5 ed state scenic highway.

6  
7 **right-of-way** An area or strip of land, either public or private, on which  
8 a right-of-passage has been recorded, occupied or intended  
9 to be occupied by a street for the use of vehicles or pedestri-  
10 ans, crosswalk, railroad, electric transmission line, oil or gas  
11 pipeline, water main, sanitary or storm sewer main, shade  
12 trees, or other special uses.

13  
14 **road, public** All public property reserved or dedicated for streets,  
15 pedestrian, equestrian, bicycle or vehicular traffic.

16  
17 **rural** A sparsely developed area where the land is generally  
18 undeveloped or primarily used for agricultural purposes.

19  
20 **scenic area** An area of natural or human made features which are  
21 visually, historically, culturally, geologically, or botanically  
22 significant or unique.

23  
24 **scenic corridor** A strip of land on each side of a stream or roadway that is  
25 generally visible to the public travelling on such a route.

26  
27 **scenic easement** An easement, the purpose of which is to limit development  
28 in order to preserve a view or scenic area.

29  
30 **scenic highway** Any public highway, road, roadway, back road, byway, or  
31 other public travel way established by the county to manage  
32 development on either side in order to preserve its scenic,  
33 visual or historic quality.

34  
35 **screening** The method by which a view of one site from another  
36 adjacent site or roadway is shielded, concealed, obscured, or



1		hidden. Screening techniques include fences, walls, densely
2		planted landscaping, berms, or other architectural or
3		landscape features.
4		
5	semi-rural	A sparsely developed area where the land is generally
6		undeveloped or primarily used for large lot (of a minimum
7		of five acres) residential development, estate homes, and
8		agricultural purposes.
9		
10	street	A public state, county, municipal, or private thoroughfare,
11		vehicular way or roadway used, or intended to be used for
12		passage or travel by motor vehicles, bicycles, or pedestrians;
13		and which is shown upon a legal plat approved pursuant to
14		law; or is approved by other official actions.
15		
16	limited access	A highway with limited access points at major interchanges
17	highway	with no crossings at the street grade.
18		
19	visible	Any area, structure, or part of a structure which can be seen
20		from the right-of-way of a scenic highway.

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	<u>Scenic Highways</u>	<u>Designated Scenic Corridors</u> <u>Min. Corridor Width</u>
2.	All of State Highway 49	All land within 660 feet on either side of the right-of-way of State Highway 49.
3.	All of State Highway 88	All land within 660 feet on either side of the right-of-way of State Highway 88.
4.	All of State Highway 89	All land within 660 feet on either side of the right-of-way of State Highway 89.
5.	All of State Highway 193 (Georgetown Road)	All land within 660 feet on either side of the right-of-way of State Highway 193.
6.	All of Wentworth Springs Road	All land within 660 feet on either side of the right-of-way of the road.
7.	All of Ice House Road	All land within 660 feet on either side of the right-of-way of the road.
8.	North Canyon Road	All land within 660 feet on either side of the right-of-way of the road.
9.	Green Valley Road	All land within 660 feet on either side of the right-of-way of the road.

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10. Mormon-Emigrant Trail

All land within 660 feet on either side  
of the right-of-way of the road.