



# Valley Ranch Design Review Guidelines 2019

Revision 4 - May 18, 2019

## INTRODUCTION AND PHILOSOPHY

The intent of the Architectural Review Committee, hereinafter known as ARC, is to oversee the following set of guidelines by which Valley Ranch property owners will be able to create a home that is both pleasing to the eye and appealing to all who live here, and to protect the financial investments of each homeowner. Having been given a unique opportunity to live in one of the most beautiful valleys in California, it is the intent of this committee to blend the homes and environment into one aesthetically appealing neighborhood where our homes add to the beauty of the valley in which we live.

The standard which are created here will insure that the property owners of Valley Ranch have land controls which provide direction to the lot owners for the improvement of their properties and be compatible with the surrounding character and environment of Valley Ranch.

These guidelines are intended to set forth more specific details to assist the owners and their contractors in implementing the requirements in the Covenants, Codes and Restrictions (recorded Dec 4, 1990) hereinafter known as CC&R's. The ARC is mandated by the CC&R's to protect the owners against such improper use of surrounding lots as would depreciate the value of their property or interfere with the peaceful and quiet enjoyment of each lot owner along with the preservation of the natural beauty of the area. The ARC is tasked with the verification of compliance with the standard as provided in these guidelines. These guidelines have been reviewed and approved by a majority vote of the members of the Valley Ranch Homeowners Association and ratified by the Valley Ranch Board of Directors. As such, these guidelines are to be considered an extension of the CC&R's and are binding upon all association members. (Reference CC&R's Para 3.06 - December 4, 1990).



## **1. REGULATIONS AND CONDITIONS FOR PROPERTY IMPROVEMENT**

**1.1** The right of an owner to initiate site preparation, construct, remodel, alter or otherwise to make any improvement, any excavation, or to remove any tree greater than 6" in diameter as measured 36" above the ground from their lot shall be exercised only with the approval of the ARC.

**1.2** Building plans must be approved by the ARC prior to submission to the County Building and Planning Department. All changes or deviation(s) from the original application's colors, materials, plans or specifications must be submitted to the ARC for review and approval.

**1.3** Any request for changes requiring committee actions shall be submitted in writing and revised plot plan and elevation drawings will be required. All structures shall be built in conformity with the plans as approved.

**1.4** Any action by an owner or contractor to implement changes without prior approval of the ARC is a violation of the CC&R's and is subject to levying of a fine or possible legal action. Further corrective action to comply with the CC&R rules and these Design Review Guidelines, may also be taken if the need arises.

**1.5** The length of time to obtain approval from the ARC will vary given the completeness of the plans submitted, accuracy of the plot plan, and the site and tree removal inspection. It shall be the duty of the ARC to consider and respond to such proposals or plans relating to property improvements in writing within 30 days after acknowledged receipt. If the ARC fails to respond within 30 days of acknowledged receipt, it shall be assumed that approval has been given.

**1.6** ARC approval of any improvement shall terminate one calendar year from the date of the written approval unless construction is initiated. Upon construction initiation (breaking ground) on any improvement, the lot owner is responsible for completion of said improvement within one calendar year. For structures (Residence, Guest House, Barns, outbuildings, etc.), completion is indicated by a copy of written notification of final acceptance by the Plumas County Building and Planning Department. No structure shall be occupied as living quarters for any period of time prior to a County issued Certificate

of Occupancy. The lot owners may utilize an RV (trailer, motor home, camper) to allow observance and/or participation during the residence construction time frame. Sanitary facilities must be available during any construction period.

**1.7** The following list requiring ARC approval is meant to be representative, and may not be all-inclusive:

- New construction: including Houses, Garages, Guest Houses, Storage Buildings, Outbuildings, Etc.
- Additions and Exterior Alterations.
- Decks, Fences and above Ground Tanks.
- Antennas and Satellite Dishes.
- Tree Removal (dead, or alive)
- Tree limbing: Live limbs at any height (dead limbs may be removed without approval).
- Driveways, Landscaping, and Grading.

**1.8** A guesthouse will not be allowed to be built before the main residence is in the process of being built. A guesthouse may be built at the same time as the Main Residence if approved by the Plumas County Building Department. The guesthouse shall be built to complement the Main Residence and shall comply with the same ARC standards as the main residence, but may not exceed 1200 square feet of living area.

## **2. PLAN REVIEW REQUIREMENTS**

**2.1 PLOT PLAN:** It is expected that the plot plan will be of good quality and will accurately locate the dwelling on the lot. Responsibility of accuracy rests with the property owner. All plot plans must be drawn to a scale of one inch to 100 feet or larger, which ever is appropriate to fit the lot onto a clear and readily understandable drawing.



## 2.2 REQUIREMENTS FOR PLOT PLAN:

- a. The lot number and address.
- b. Name, current address and phone and/or fax number or e-mail address of the lot owner.
- c. Changes to existing contours and any contours that will be the result of excavation or clearing.
- d. Setbacks and Easements as shown on the recorded map in the County. These include deer corridors, wells, as well as any and all easements.
- e. The ARC has no responsibility to survey or otherwise confirm the appropriate location of lot corners, roadways, or other easements.
- f. All existing and proposed improvements must be indicated, and the dimensions shown in relationship to all property boundaries, the requested building footprint site, and the suggested building envelope and setback lines. Each lot is limited to one (1) building envelope not to exceed 12,272 square feet except lots 7, 9, 10, 11, 12, 25 and 80. The primary residence must be essentially contained within the building envelope. (See Sec. 9) On lots 7, 9, 10, 11, 12, 25 and 80, the total building envelope may not exceed 15,000 square feet. Other buildings, alterations or improvements to the natural terrain or vegetation outside the building envelope are strictly controlled and must be reviewed by the ARC.
- g. Footprint of structure(s), decks, covered porches, walkways, etc.
- h. Garage, future Guest House or outbuildings if known.
- i. Above ground tanks, such as propane tanks or heating fuel tanks should be located to minimize visibility from the street or neighboring properties. The ARC may require additional screening if necessary to limit visibility.
- j. Location of any retaining walls and what material to be used.
- k. Directional views in relation to Magnetic North.
- l. Location of driveway(s) and parking for guests and fire equipment access.
- m. Location of any trees 6 inches or larger in diameter, measured at 3 feet above ground level in the area of planned construction.
- n. Landscaping, if known.
- o. Fencing for large animal restraint, if requested, on lots 1, 7, 8, 9, 10, 11, 12, 13, 25 and 80.

**2.3 FLOOR PLANS:** Floor plans shall be drawn to a scale of 1/4"=1'. Each residential dwelling shall have a minimum square footage of 2000 square feet of fully enclosed floor area devoted to living purposes (exclusive of porches, garages etc.) as measured by external footprint. The main floor or ground floor level shall not be less than 1350 square feet for a dwelling of more than one story. Dimensions and square footage for each level must be indicated. Intended use of each room must be designated.

**2.4 ELEVATION DRAWINGS:** Elevation plans must be drawn to a scale of 1/4"= 1'. All elevation drawings must designate North, South, East and West and show street location. No structure shall be constructed where the height from the vertical midpoint of the finished grade to the highest point of the structure shall be more than 30 feet. This dimension must be identified on the elevation drawing. The roof pitch of any structure shall be no less than 4 in 12. Eaves shall overhang 12 inches or more continuously around the perimeter of the structure. A separation of at least 3 lots or more is required for construction of a house with the same or very similar designs.

The ability to view two houses with structural or design similarities from one point will be the deciding factor. On a case-by-case basis, the ARC may require modification to the street elevations to avoid local duplication of design.

The elevation drawings shall include the following:

- Four views.
- Street location on the appropriate view.
- Details of the exterior construction and exterior materials.
- Type of doors, windows and their materials.
- Decks, railings and outside stair materials.
- Fencing.
- Retaining wall material.
- Finished grade shown in relation to the elevation.
- All color descriptions.



**3. EXTERIOR MATERIALS AND COLORS:** The ARC is looking for appealing and aesthetically pleasing materials. Plywood or other such sheet or panel type siding material may be permitted provided applicant can demonstrate to the ARC that the specific proposed application, when installed, will not retain the character or appearance of its original sheet or panel shape in any undesirable fashion and will be aesthetically pleasing. Metal, vinyl, or plastic siding will not be permitted. However, as new materials and/or products are developed, the ARC will review for their potential acceptance. Redwood, cedar, natural woods and wood and other composite are acceptable and shall be painted or stained to colors to be approved by the ARC. Rock or brick which will blend with the landscape is acceptable. Masonry block walls will not be accepted if used as exterior facade, but may be used for the forming of the foundation. Exposed foundation and/or deck footings which exceed 6 inches in height must be painted the same color as the primary exterior color. If transparent stains are used on the exterior, then the foundation must be colored to complement the exterior finish. Where deck understructures may be visible from an adjacent residence or from the street, the understructure, posts, girder, and/or bracing may need to be concealed. Methods of concealment include latticework, matching siding, or other methods approved by the ARAC. Roofing materials will be composed of metal, composition shingle or concrete/clay tiles. Metal flashing and vents shall be of color to blend with the roofing material. Metal roofing will be permitted if color is not intrusive and blends with the surrounding ground color tones. Due to high incidence of fading, a high quality finish (20 year guarantee) is recommended to reduce maintenance costs. It will be the owner's responsibility to maintain the metal color to its original condition. The location of the residence and adjacent residences are factors in determining if a metal roof may cause a reflection problem into adjacent **property**. Where such reflections are considered a nuisance, a change in the plans will be required. For other roof type, a similar minimum (20 year) guarantee is recommended.

**3.1 BARN QUILTS:** Barn Quilts are painted quilt blocks fashioned on boards and mounted on a barn/building. All barn quilts must be approved by the ARC prior to installation. One barn quilt per lot will be allowed. Size will be limited to 4'X4' or smaller and must be traditional barn quilt design.



**4. EXTERIOR LIGHTING:** Exterior lights must be located and constructed so that they do not create a nuisance or hazard. The footprint of directional lights (such as spots and floods) must project downward and cannot project beyond the property boundaries. No yard lights may be mounted higher than 8 feet. Outside lights mounted on the house may be higher but carry the same restrictions. At any time the ARC may evaluate unduly bright lights that create a nuisance or hazard to adjacent property owners or on which complaints have been received.

**5. PRELIMINARY SITE AND TREE REMOVAL IDENTIFICATION REQUIREMENTS:**

Upon submitting plans to the ARC, the owner or contractor must have the site prepared for the required inspection, and must submit a request for this inspection. This request shall state in writing that the corners have been flagged and all trees needing removal are flagged with colored ribbon/tape (do not spray paint) and the location of the proposed structure(s) staked and strung in their exact locations. THIS IS VERY IMPORTANT as the ARC must ensure that the home or structures will not encroach upon any deer corridors, easements, setbacks, view corridors, or extend significantly outside the suggested building envelope. View corridor will be permitted within the property boundaries and appropriate trees will be allowed to be removed as per the CC&R's. Tree removal will not be approved until the owner obtains a construction permit. This will help avoid tree cutting far in advance of construction. Also, it is strongly recommended that view corridor tree removal be delayed for one year after owner occupancy of home. While the ARC will assist the property owner in identifying the designated areas for the building site, THE OWNER IS EXCLUSIVELY RESPONSIBLE FOR THE IDENTIFICATION OF THEIR PROPERTY BOUNDARIES, EASEMENTS AND SETBACKS.

**6. REVEGETATION:** Revegetation is required in all areas disturbed by the construction process. The most destructive impact on the environment is the disturbance of the existing soil and vegetation during construction. In the mountain environment the wounds of construction heal very slowly. Those areas disturbed by construction are susceptible to erosion that further destroys the environment. Indigenous plant materials when properly utilized will minimize these effects.



Recommended plant list includes:

- **Trees:** White Fir, Red Fir, Lodge pole Pine, Jeffrey Pine, White bark Pine, Aspen, Incense Cedar, Juniper, and Black Cottonwood.
- **Ground Cover (Shrubs and Wildflowers):** Mountain Alder, Pine mat Tanzanite, Sagebrush, Squaw Carpet, Snow Brush, Bitter Brush, Huckleberry Oak, Sierra Gooseberry, Stream Willow, Snowberry, Leopard Lily, Mountain Pride, Cinquefoil, Western Serviceberry, Green leaf Tanzanite, Bitter Cherry, Tobacco Brush, Red Stem Dogwood, Sierra Currant, Thimbleberry, Elderberry, Columbine, Lupine, Sulfur Flower, and Sierra Penstemon

7. Maintenance of lots directly affects the property values of all members of Valley Ranch. The lot owner is responsible for the maintenance of all aspects of their respective properties as follows:

- a. Vacant Lots:** Lots are to be maintained in their pristine natural state. Man made residue (buckets, boxes, construction materials, construction implements, etc.) is not allowed prior to initiation of construction. Tree/brush debris shall be stacked for disposal/burning. Burning shall be accomplished in accordance with local restrictions. All burning will be under continuous observance until completely cold due to fire danger (applies to unimproved, under construction, and post construction properties).
- b. Construction Phase:** All construction materials and implements shall be stored and utilized in an organized fashion. Clean up of debris shall be an ongoing process. Wind blown debris from the construction process shall be collected from affected properties and contained for subsequent disposal.
- c. Post Construction:** The lot owner(s) are responsible for maintenance of all structures and landscape such that debris is totally contained, and the general physical appearance is not detrimental to property values.

## **8. CONTRACTOR GUIDELINES:**

All contractors and subcontractors must adhere to the following guidelines:

- a. Work on a building site shall not commence prior to 7:00 AM and shall cease on or before 7:00 PM each day. No time limits for interior work apply when the building is totally enclosed, full shear walls and siding are in place, windows and doors installed and closed.
- b. Work on a building site should be limited to Monday through Saturday. As a courtesy to existing homeowners, work on Sundays and holidays is discouraged.
- c. Dust migrating off of a job site must be minimized. In addition, all trash, paper, etc must be secured so as not to be blown onto adjacent properties. For safety reasons, no burning of scrap material is allowed during construction.
- d. No excess noise beyond the use of construction equipment and tools will be allowed. Loud music, yelling, etc is not acceptable. Pets brought onto the job site shall be kept quiet and under control.
- e. Contractors, their employees, sub-contractors and suppliers are reminded that Valley Ranch is a residential area, and the speeds limits should be observed.

## **9. BUILDING ENVELOPE INTERPRETATION:**

Consideration of neighboring properties is of extreme concern to the ARC and whereas the "permitted building area" is of considerable extent, the suggested "building envelope" has been judiciously predetermined by the developer as being the most desirable location of each lot taking into consideration all of the terrain, views, and justifiably the consideration of adjoining or neighboring properties.

The ARC recognizes that it may be difficult to locate a house footprint entirely inside of a circle and therefore, most homes have some part of the structure outside of the building envelope. If a property owner requests to locate their primary residence footprint significantly outside the suggested building envelope, the ARC will consider the impact on neighboring properties in the approval process.